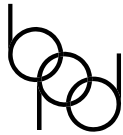

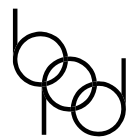
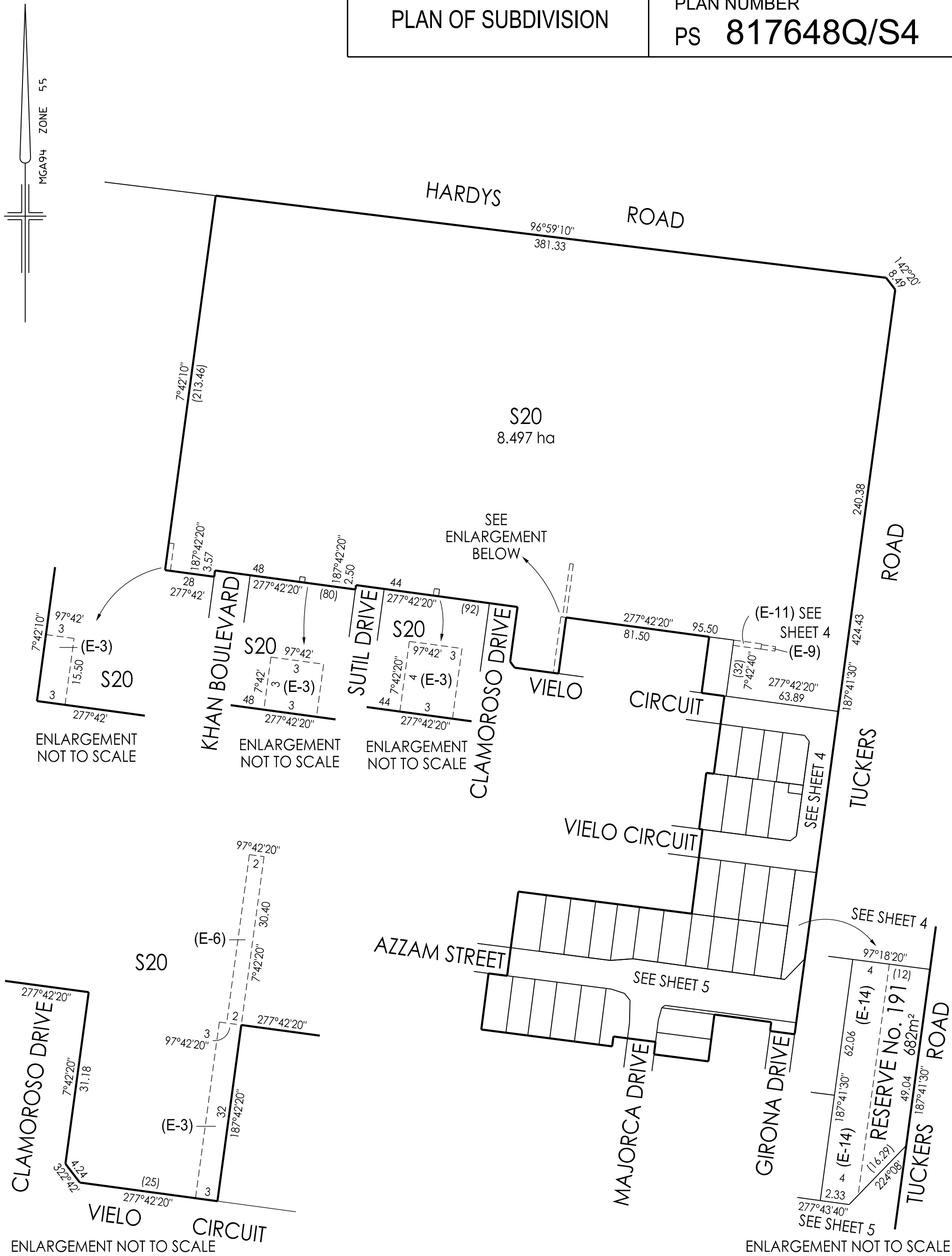


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 817648Q/S4					
<div>LOCATION OF LAND</div> <div>PARISH:CRANBOURNE</div> <div>TOWNSHIP:-----</div> <div>SECTION:-----</div> <div>CROWN ALLOTMENT:-----</div> <div>CROWN PORTION:50 (PART)</div> <div>TITLE REFERENCES:VOL FOL VOL FOL</div> <div>LAST PLAN REFERENCE:LOT S191 ON PS817648Q LOT S192 ON PS817648Q</div> <div>POSTAL ADDRESS: (at time of subdivision)325 TUCKERS ROAD CLYDE NORTH 3978</div> <div>MGA 94 CO-ORDINATES: (of approx. centre of plan)E: 355150      ZONE: 55 N: 5780770      DATUM: GDA94</div>		<div>Council Name: Casey City Council</div> <div>Council Reference Number: SubA00054/20 Planning Permit Reference: PlnA00753/14 SPEAR Reference Number: S154010M</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: 22/10/2020</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 not been satisfied at Certification</div> <div>Digitally signed by: Michele Scarlett for Casey City Council on 05/01/2021</div>						
VESTING OF ROADS OR RESERVES		NOTATIONS						
<table><tr><td>IDENTIFIER</td><td>COUNCIL/BODY/PERSON</td></tr><tr><td>ROAD R19 RESERVE No. 191 RESERVE No. 192 RESERVE No. 193</td><td>CASEY CITY COUNCIL CASEY CITY COUNCIL CASEY CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD</td></tr></table>		IDENTIFIER	COUNCIL/BODY/PERSON	ROAD R19 RESERVE No. 191 RESERVE No. 192 RESERVE No. 193	CASEY CITY COUNCIL CASEY CITY COUNCIL CASEY CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD	<div>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 S19 (BOTH INCLUSIVE), 1 TO 1900 (BOTH INCLUSIVE), 1902 AND 1907 AND EASEMENTS (E-4), (E-5), (E-7), (E-8) AND (E-10) HAVE BEEN OMITTED FROM THIS PLAN</div> <div>TOTAL ROAD AREA IS 6770m²</div> <div>FURTHER PURPOSE OF PLAN:</div> <div>TO REMOVE THE EASEMENT SHOWN AS (E-6) ON PS817648Q WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS LOT 1920</div> <div>GROUND'S FOR REMOVAL:</div> <div>BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988</div>		
IDENTIFIER	COUNCIL/BODY/PERSON							
ROAD R19 RESERVE No. 191 RESERVE No. 192 RESERVE No. 193	CASEY CITY COUNCIL CASEY CITY COUNCIL CASEY CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD							
NOTATIONS								
DEPTH LIMITATION 15.24m								
<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 &amp; DVA 69/91 LAND IN PROCLAIMED SURVEY AREA No. 71</div> <div>STAGING THIS IS A STAGED SUBDIVISION PLANNING PERMIT No.</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 19		AREA: 2.112 ha	No. OF LOTS: 32	MELWAY: 135:D:5				
<div>SEE SHEET 2 FOR EASEMENT INFORMATION</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>		REF: 8974/19	VERSION: 9	ORIGINAL SHEET SIZE A3				
CHECKED AT		DATE: 10/12/20						
		Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (9), 10/12/2020, SPEAR Ref: S154010M		SHEET 1 OF 6 SHEETS				

		PLAN OF SUBDIVISION		LR USE ONLY EDITION		PLAN NUMBER PS 817648Q/S4		
EASEMENT INFORMATION								
LEGEND:		A - APPURTENANT		E - ENCUMBERING EASMENT		R - ENCUMBERING EASEMENT (ROAD)		
EASEMENT REFERENCE	PURPOSE		WIDTH (METRES)	ORIGIN		LAND BENEFITED OR IN FAVOUR OF		
(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-6)	SEWERAGE		SEE PLAN	PS817648Q		SOUTH EAST WATER CORPORATION		
(E-9)	SEWERAGE		SEE PLAN	THIS PLAN		SOUTH EAST WATER CORPORATION		
(E-11)	DRAINAGE		SEE PLAN	THIS PLAN		CASEY CITY COUNCIL		
(E-11)	SEWERAGE		SEE PLAN	THIS PLAN		SOUTH EAST WATER CORPORATION		
(E-13)	WATER SUPPLY THROUGH UNDERGROUND PIPES		SEE PLAN	THIS PLAN		SOUTH EAST WATER CORPORATION		
(E-13)	SUPPLY OF RECYCLED WATER THROUGH UNDERGROUND PIPES		SEE PLAN	THIS PLAN		SOUTH EAST WATER CORPORATION		
(E-13)	SUPPLY OF GAS		SEE PLAN	THIS PLAN		AUSTRALIAN GAS NETWORKS LTD		
(E-14)	SUPPLY OF RECYCLED WATER THROUGH UNDERGROUND PIPES		SEE PLAN	THIS PLAN		SOUTH EAST WATER CORPORATION		
<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>			REF: 8974/19		VERSION: 9		ORIGINAL SHEET SIZE A3	SHEET 2
			Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (9), 10/12/2020, SPEAR Ref: S154010M			Digitally signed by: Casey City Council, 05/01/2021, SPEAR Ref: S154010M		

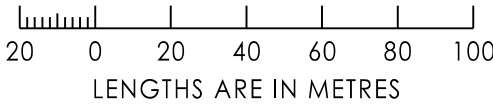
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 817648Q/S4



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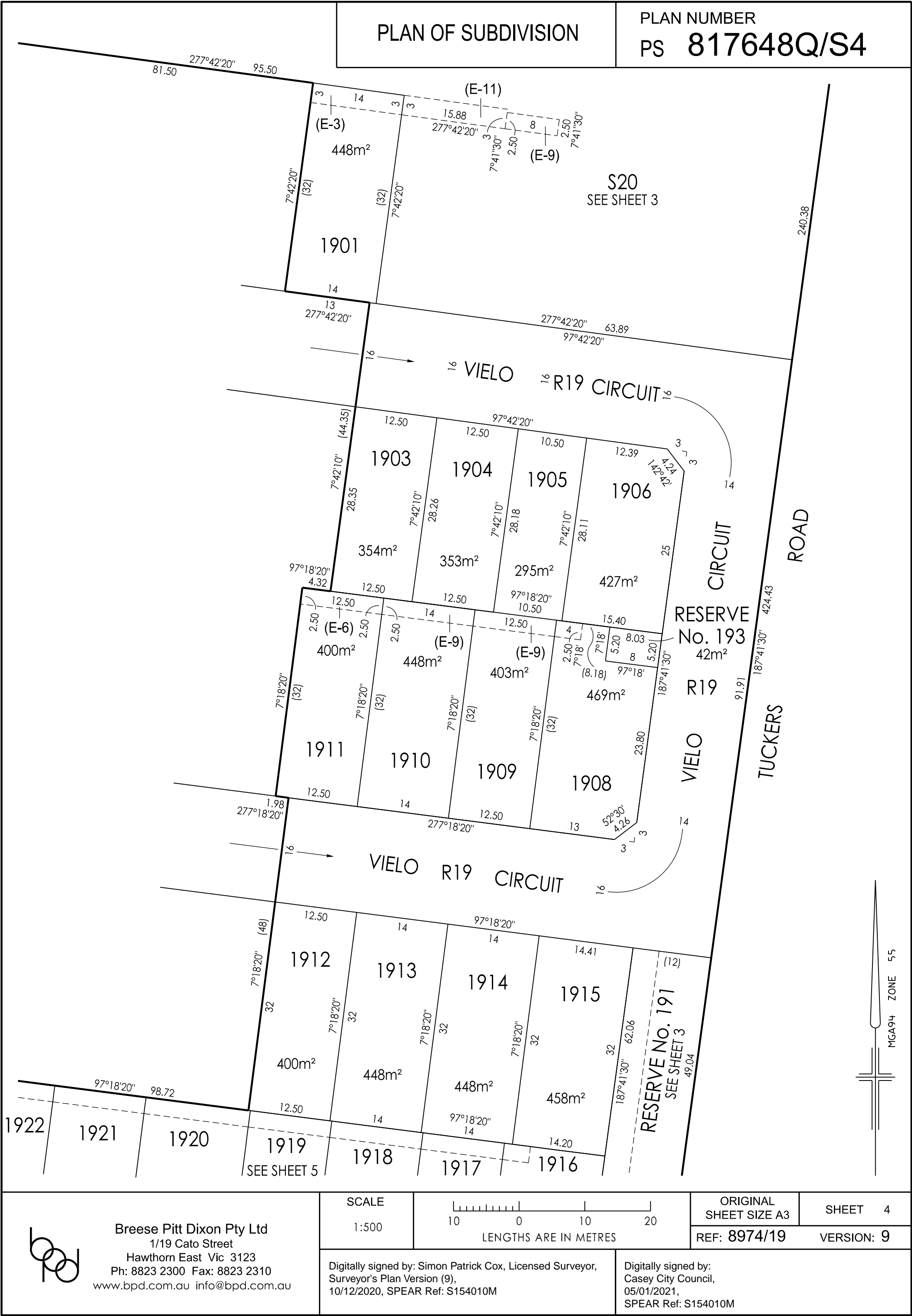
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10/12/2020, SPEAR Ref: S154010M

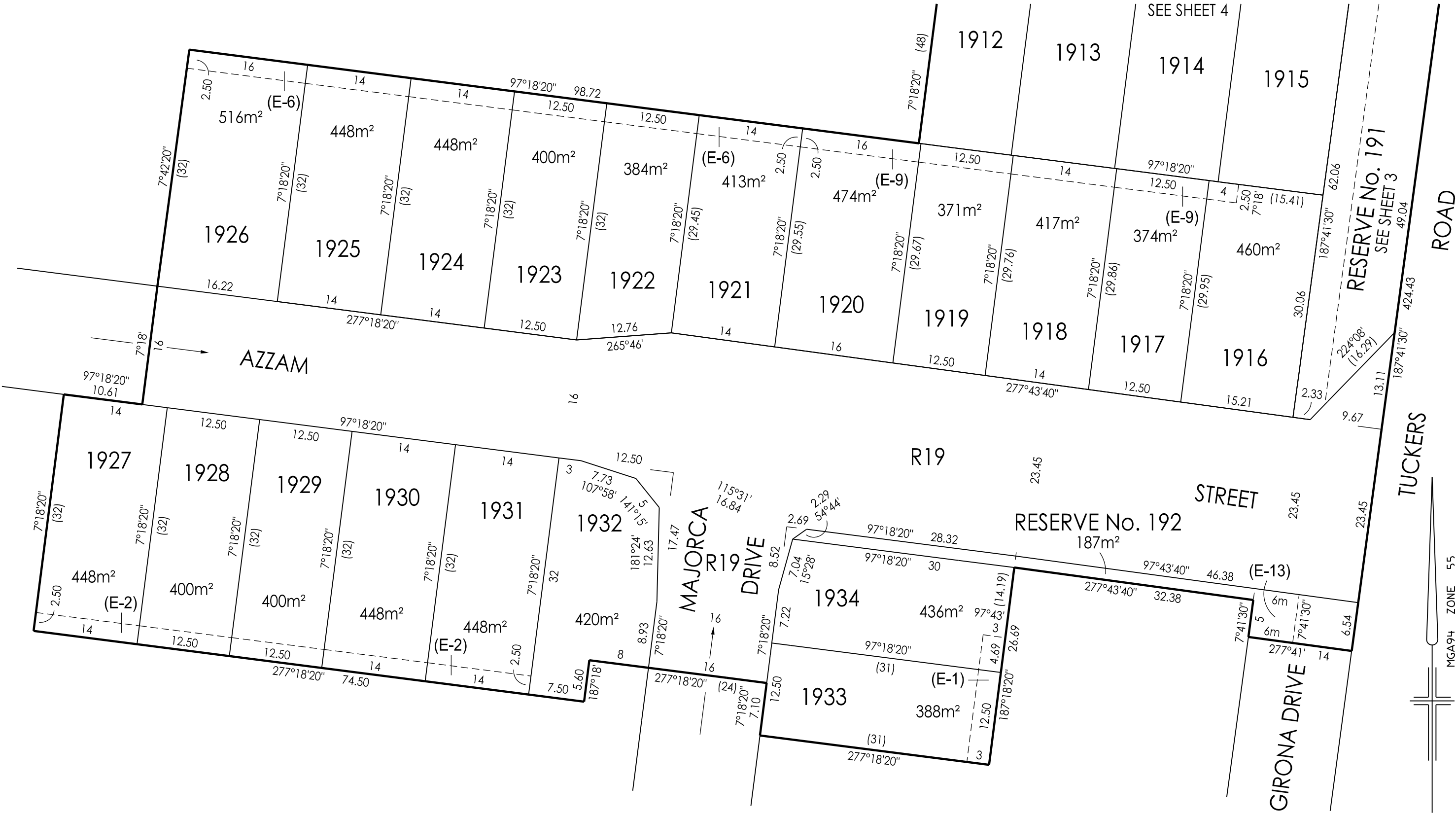
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Casey City Council,  
05/01/2021,  
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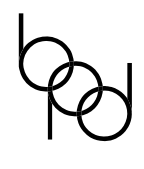
ORIGINAL SHEET SIZE A3  
REF: 8974/19  
SHEET 3  
VERSION: 9



PLAN OF SUBDIVISION

PLAN NUMBER  
PS 817648Q/S4



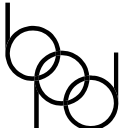
 Breese Pitt Dixon Pty Ltd  
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Hawthorn East Vic 3123  
Ph: 8823 2300 Fax: 8823 2310  
www.bpd.com.au info@bpd.com.au


SCALE  
1:500



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Surveyor's Plan Version (9),  
10/12/2020, SPEAR Ref: S154010M

ORIGINAL SHEET SIZE A3  
SHEET 5  
Digitally signed by:  
Casey City Council,  
05/01/2021,  
SPEAR Ref: S154010M

PLAN OF SUBDIVISION		PLAN NUMBER PS 817648Q/S4		
<div>SUBDIVISION ACT 1988 CREATION OF RESTRICTION</div> <p>Upon registration of this plan, the following restriction is to be created.</p> <p>Land to benefit: Lots 1901, 1903 to 1906 (both inclusive) and 1908 to 1934 (both inclusive). Land to be burdened: Lots 1901, 1903 to 1906 (both inclusive) and 1908 to 1934 (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 &amp; 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> <p>(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:</p> <p>(A) 150 square metres in the case of a lot having an area of 500 square metres or greater; or</p> <p>(B) 110 square metres in the case of a lot having an area of less than 500 square metres, excluding terrace allotments.</p> <p>(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.</p> <p>(iv) Build or cause to be built or allow to be built or allow to remain a garage;</p> <p>(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.</p> <p>(B) Which is sited closer to the primary frontage than the dwelling-house or 5.5 metres which ever is the greater.</p> <p>(v) Build or cause to be built or allow to be built or allow to remain any fencing:</p> <p>(A) Along a front street boundary; and</p> <p>(B) Between the front street boundary and the building line; and</p> <p>(C) Upon a side or rear boundary of a lot except a fence:</p> <p>(a) Which is constructed of timber palings with exposed posts capped across the top of the palings; and</p> <p>(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.</p> <p>(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.</p> <p>(vii) Use the said lot in any way that is not in accordance with the "Delaray Building Design Guidelines."</p>				
<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 6
			REF: 8974/19	VERSION: 9
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OWNERS CORPORATION SCHEDULE							PS817648Q/S4																			
Owners Corporation No. 1							Plan No. PS817648Q																			
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																										
<table><tr><td colspan="3">Totals</td></tr><tr><td></td><td>Entitlement</td><td>Liability</td></tr><tr><td>This schedule</td><td>4940</td><td>321</td></tr><tr><td>Balance of existing OC</td><td>1200</td><td>1200</td></tr><tr><td>Overall Total</td><td>6140</td><td>1521</td></tr></table>												Totals				Entitlement	Liability	This schedule	4940	321	Balance of existing OC	1200	1200	Overall Total	6140	1521
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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>				Surveyors file reference: 8974/19					SHEET 1 OF 1																	
				Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (9), 10/12/2020, SPEAR Ref: S154010M					Digitally signed by: Casey City Council, 05/01/2021, SPEAR Ref: S154010M																	
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