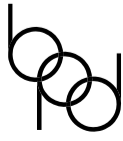


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 817648Q/S5	
LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: ----- SECTION: ----- CROWN ALLOTMENT: ----- CROWN PORTION: 50 (PART) TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT S200 ON PS817648Q POSTAL ADDRESS: (at time of subdivision) 325 TUCKERS ROAD CLYDE NORTH 3978 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 354 940 ZONE: 55 N: 5 780 990 DATUM: GDA94		COUNCIL NAME: CASEY CITY COUNCIL		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	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 S200 (BOTH INCLUSIVE), 1 TO 1934 (BOTH INCLUSIVE), 1971, 1972, 1973 AND 2000 TO 19099 (BOTH INCLUSIVE) AND EASEMENTS (E-1), (E-2), (E-4), (E-5), AND (E-7) TO (E-14) (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 1.135 ha FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENTS SHOWN AS (E-3) AND (E-6) ON PS817648Q WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS LOTS 1943, 1944, 1960 AND 1978 AND ROAD R191 GROUNDS FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988		
ROAD R191 RESERVE No. 194	CASEY CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD			
NOTATIONS		TOTAL ROAD AREA: 1.135 ha FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENTS SHOWN AS (E-3) AND (E-6) ON PS817648Q WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS LOTS 1943, 1944, 1960 AND 1978 AND ROAD R191 GROUNDS FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988		
DEPTH LIMITATION 15.24m				
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.		FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENTS SHOWN AS (E-3) AND (E-6) ON PS817648Q WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS LOTS 1943, 1944, 1960 AND 1978 AND ROAD R191 GROUNDS FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988		
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 19B	AREA: 3.401 ha	No. OF LOTS: 64	MELWAY: 135:D:5	
FOR EASEMENT INFORMATION SEE SHEET 2				
 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: 8974/19B VERSION: 8 LICENSED SURVEYOR: SIMON COX	ORIGINAL SHEET SIZE A3	SHEET 1 OF 6 SHEETS
CHECKED TT	DATE: 21/02/22			

	PLAN OF SUBDIVISION	LR USE ONLY EDITION	PLAN NUMBER PS
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EASEMENT INFORMATION

SECTION 12(2) OF THE SUBDIVISION ACT APPLIES TO LOTS 1986 TO 1992 (BOTH INCLUSIVE) ON THIS PLAN FOR THE PURPOSES OF SUPPORT ONLY, IN FAVOUR OF THE RELEVANT ABUTTING LOT

LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)

EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(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-15)	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL
(E-16)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
(E-17)	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL
(E-17)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
(E-18)	POWER LINE	SEE PLAN	THIS PLAN - SECTION 88 ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
(E-19)	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL
(E-19)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
(E-19)	POWER LINE	SEE PLAN	THIS PLAN - SECTION 88 ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD



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VERSION: **8**

ORIGINAL SHEET SIZE A3

SHEET **2**

LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

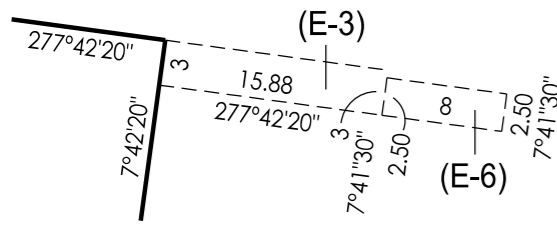
PLAN NUMBER

PS 817648Q/S5

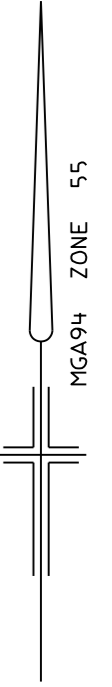
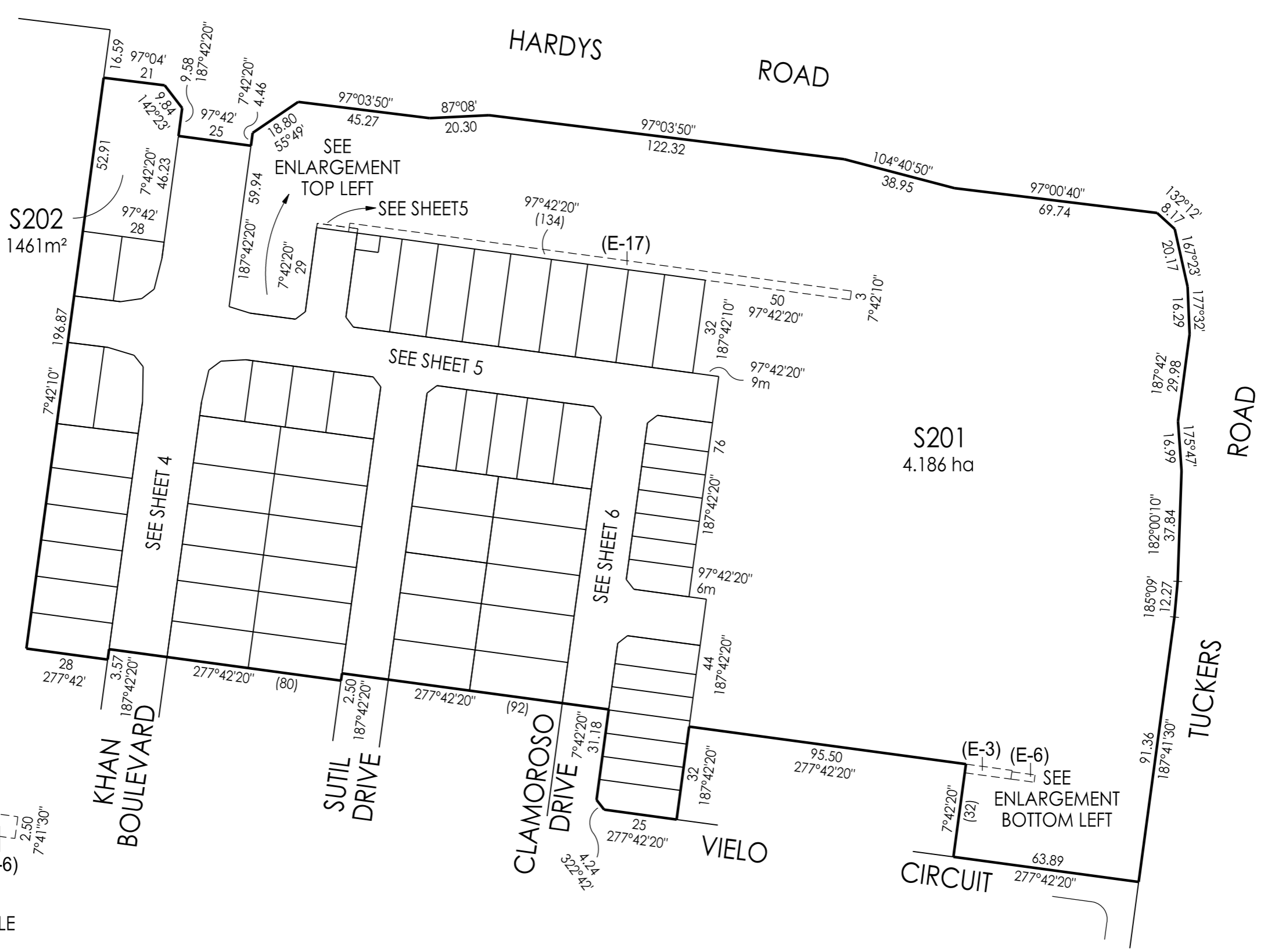
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NOT TO SCALE

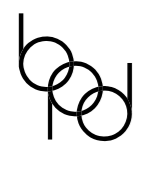


S201

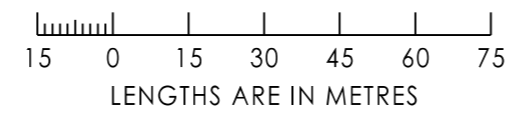


ENLARGEMENT NOT TO SCALE



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SCALE
1:1500



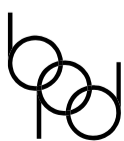
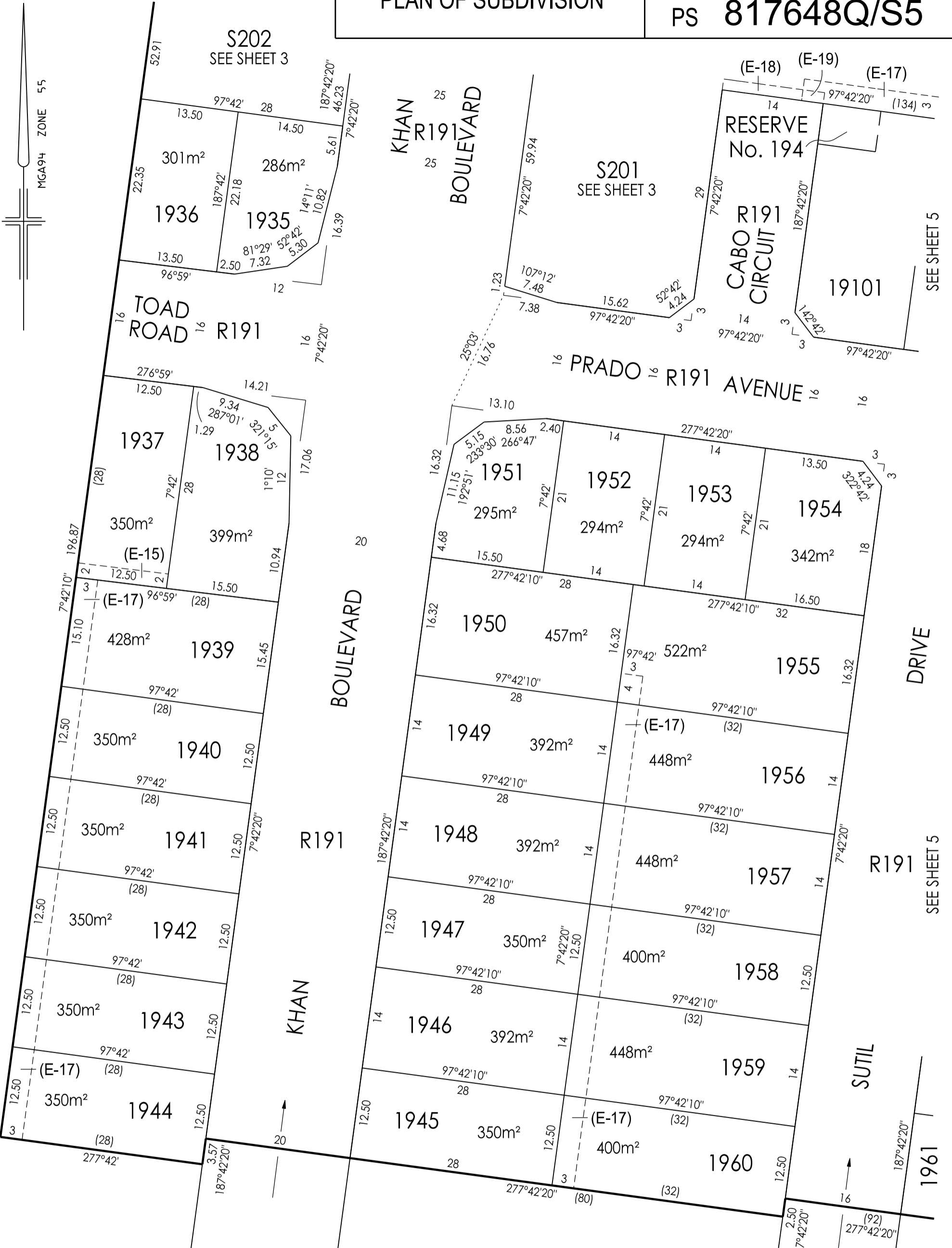
REF: 8974/19B VERSION: 8
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ORIGINAL SHEET SIZE A3

SHEET 3

PLAN OF SUBDIVISION

PLAN NUMBER
PS 817648Q/S5



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SCALE
1:500



ORIGINAL SHEET SIZE A3	SHEET 4
REF: 8974/19B	VERSION: 8

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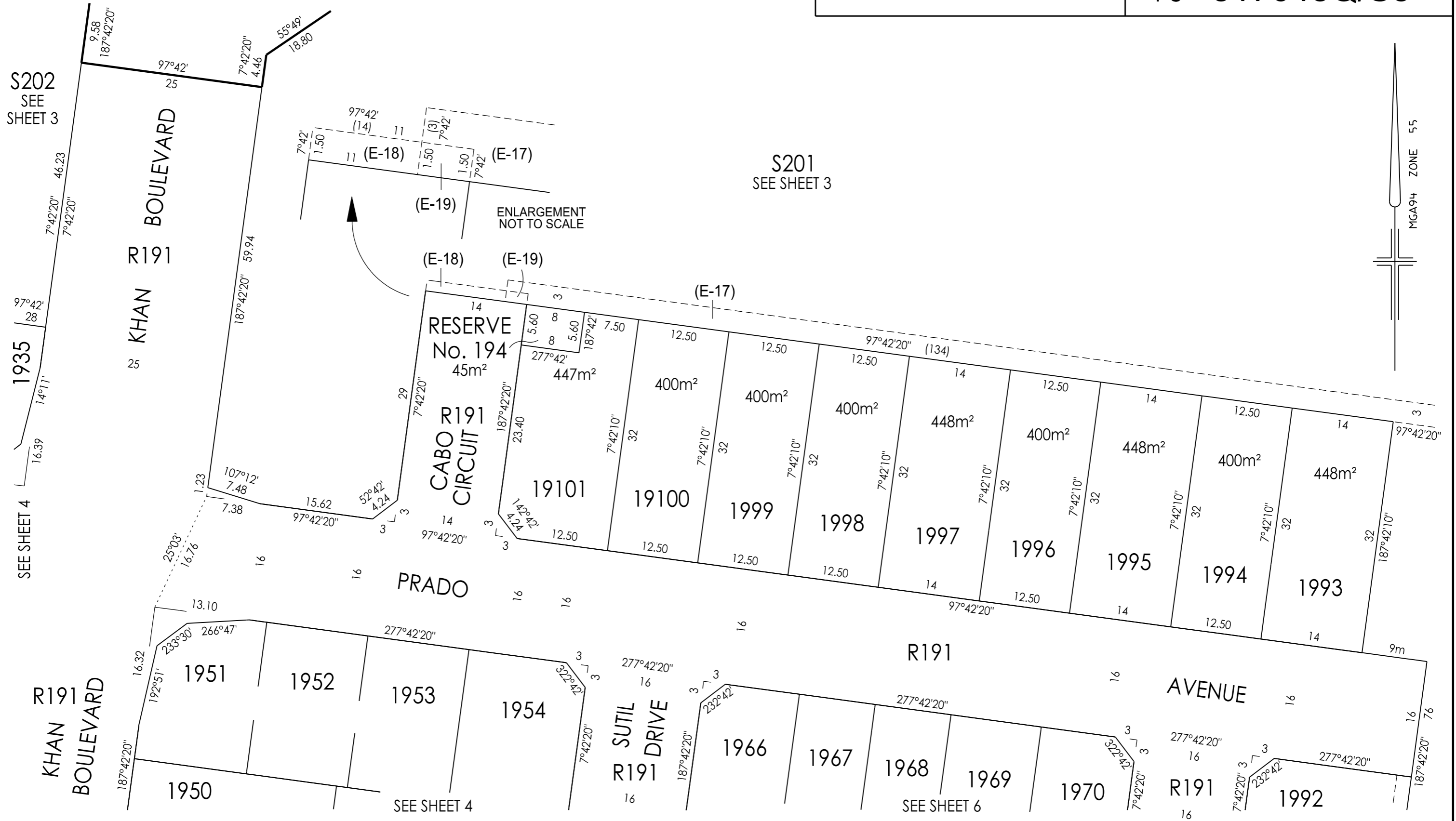
PLAN OF SUBDIVISION

PLAN NUMBER
PS 817648Q/S5

S202
SEE
SHEET 3

S201
SEE SHEET 3

MGA94 ZONE 55



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ORIGINAL SHEET SIZE A3

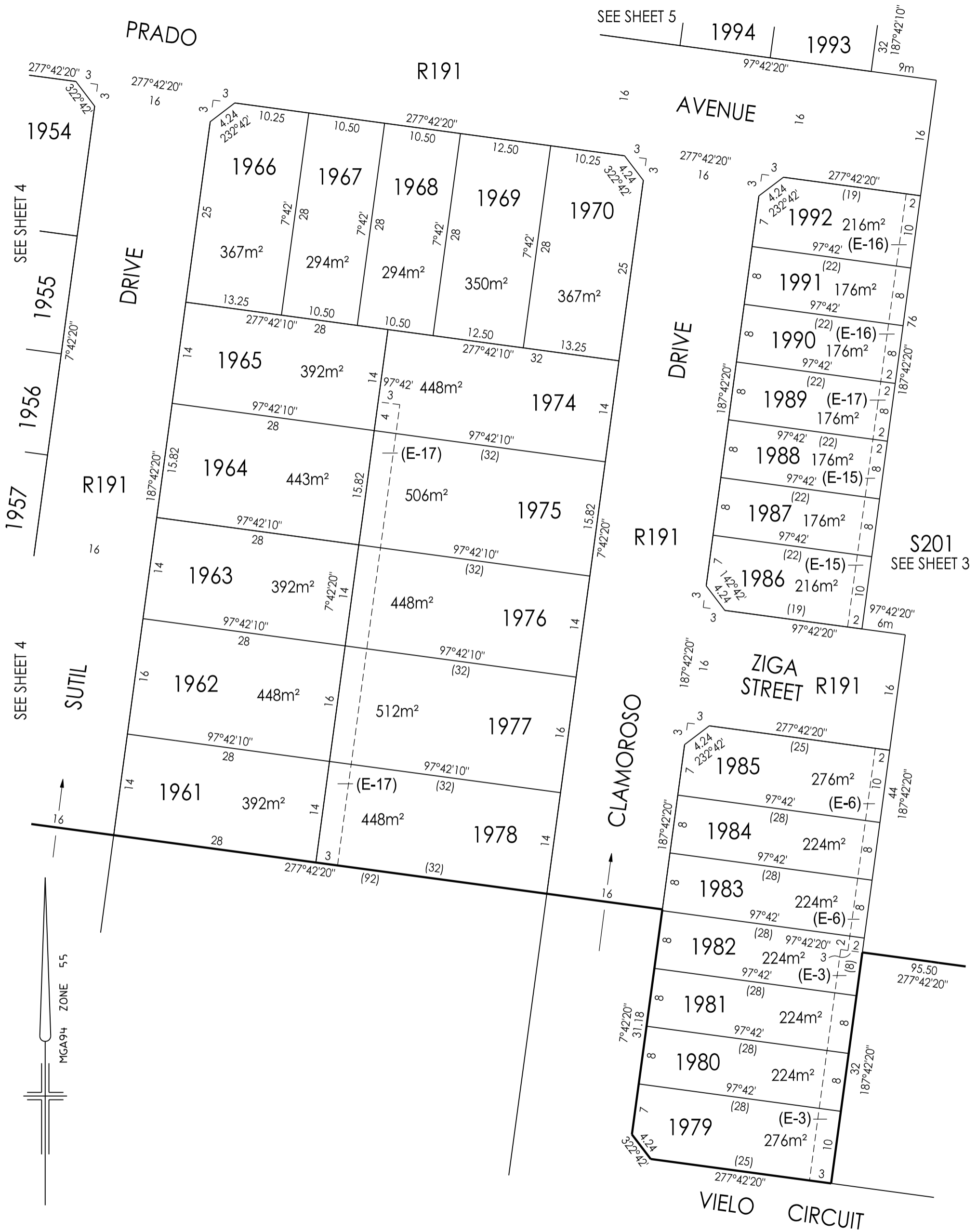
SHEET 5

PLAN OF SUBDIVISION

PLAN NUMBER
PS 817648Q/S5

SEE SHEET 5

SEE SHEET 5



SCALE

1:500



ORIGINAL SHEET SIZE A3

SHEET 6

REF: 8974/19B

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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 1935 to 1970 (both inclusive), 1974 to 1999 (both inclusive), 19100 and 19101.
Land to be burdened: Lots 1935 to 1970 (both inclusive), 1974 to 1999 (both inclusive), 19100 and 19101.

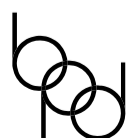
For the purpose of description:

- (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) 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
 - (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 1980 to 1984 (both inclusive) and 1986 to 1992 (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 whichever is the greater, except in the case of lots 1935, 1936, 1951 to 1954 (both inclusive), 1979 and 1985 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."



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SCALE

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SHEET SIZE A3

SHEET 7

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