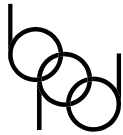
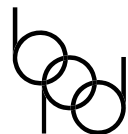
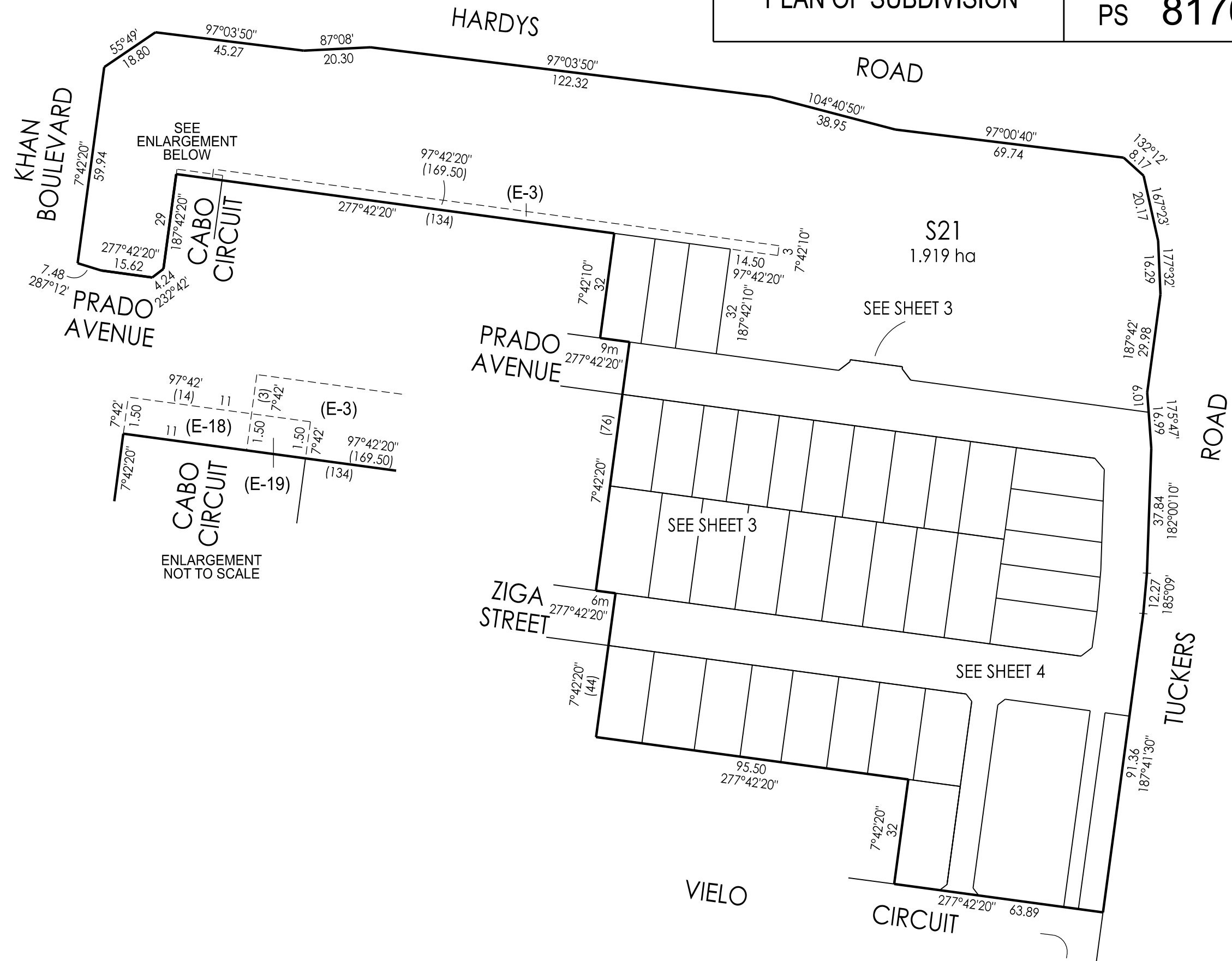
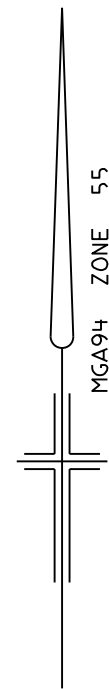


PLAN OF SUBDIVISION			LRS USE ONLY EDITION		PLAN NUMBER PS 817648Q/S6	
LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: ----- SECTION: ----- CROWN ALLOTMENT: ----- CROWN PORTION: 50 (PART) TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT S201 ON PS817648Q POSTAL ADDRESS: (at time of subdivision) 325 TUCKERS ROAD CLYDE NORTH 3978 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 355 120 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 S20 (BOTH INCLUSIVE), S22 TO S210 (BOTH INCLUSIVE), 1 TO 2000 (BOTH INCLUSIVE), 2019 TO 2022 (BOTH INCLUSIVE) AND EASEMENTS (E-1), (E-2) AND (E-4) TO (E-17) (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA:6793 m² FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENTS SHOWN AS (E-6) ON PS817648Q WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R20 GROUNDS FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988		
ROAD R20 RESERVE No. 20		CASEY CITY COUNCIL CASEY CITY COUNCIL				
NOTATIONS						
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.						
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 20		AREA: 2.10 ha		No. OF LOTS: 36		MELWAY: 135:D:4
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-3)	DRAINAGE	SEE PLAN	PS817648Q	CASEY CITY COUNCIL		
(E-3)	SEWERAGE	SEE PLAN	PS817648Q	SOUTH EAST WATER CORPORATION		
(E-18)	POWER LINE	SEE PLAN	PS817648Q - SECTION 88 ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD		
(E-19)	DRAINAGE	SEE PLAN	PS817648Q	CASEY CITY COUNCIL		
(E-19)	SEWERAGE	SEE PLAN	PS817648Q	SOUTH EAST WATER CORPORATION		
(E-19)	POWER LINE	SEE PLAN	PS817648Q - SECTION 88 ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD		
(E-20)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION		
(E-21)	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL		
(E-21)	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: 8974/20		VERSION: 8		
		LICENSED SURVEYOR: SIMON COX		ORIGINAL SHEET SIZE A3		
CHECKED TT		DATE: 26/04/23		SHEET 1 OF 5 SHEETS		

PLAN OF SUBDIVISION

PLAN NUMBER
PS 817648Q/S6

PLAN NUMBER
PS 817648Q/S6



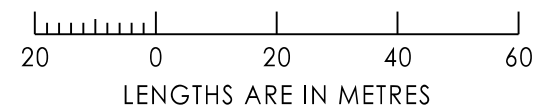
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Hawthorn East Vic 3123
Ph: 8823 2300 Fax: 8823 2310
www.bpd.com.au info@bpd.com.au

SCALE

1:1250

SCALE

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REF: 8974/20

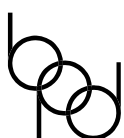
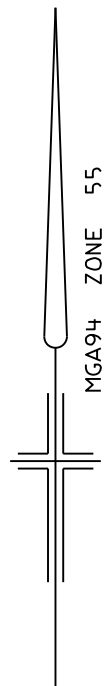
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ORIGINAL
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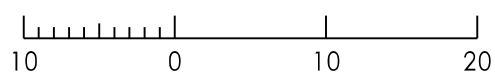
SHEET 2

PS 817648Q/S6



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Hawthorn East Vic 3123
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1:500



LENGTHS ARE IN METRES

REF: 8974/20

VERSION: 8

LICENSED SURVEYOR: SIMON COX

PS 817648Q/S6

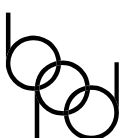
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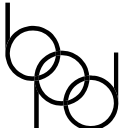
AVENUE

CIRCUIT

MGA94 ZONE 55

LICENSED SURVEYOR: SIMON COX



PLAN OF SUBDIVISION		PLAN NUMBER PS 817648Q/S6		
<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 2001 to 2018 (both inclusive) and 2023 to 2040 (both inclusive).</p> <p>Land to be burdened: Lots 2001 to 2018 (both inclusive) and 2023 to 2040 (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> <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 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>(v) 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>(vi) 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 5
	LICENSED SURVEYOR: SIMON COX		REF: 8974/20 VERSION: 8	