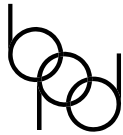
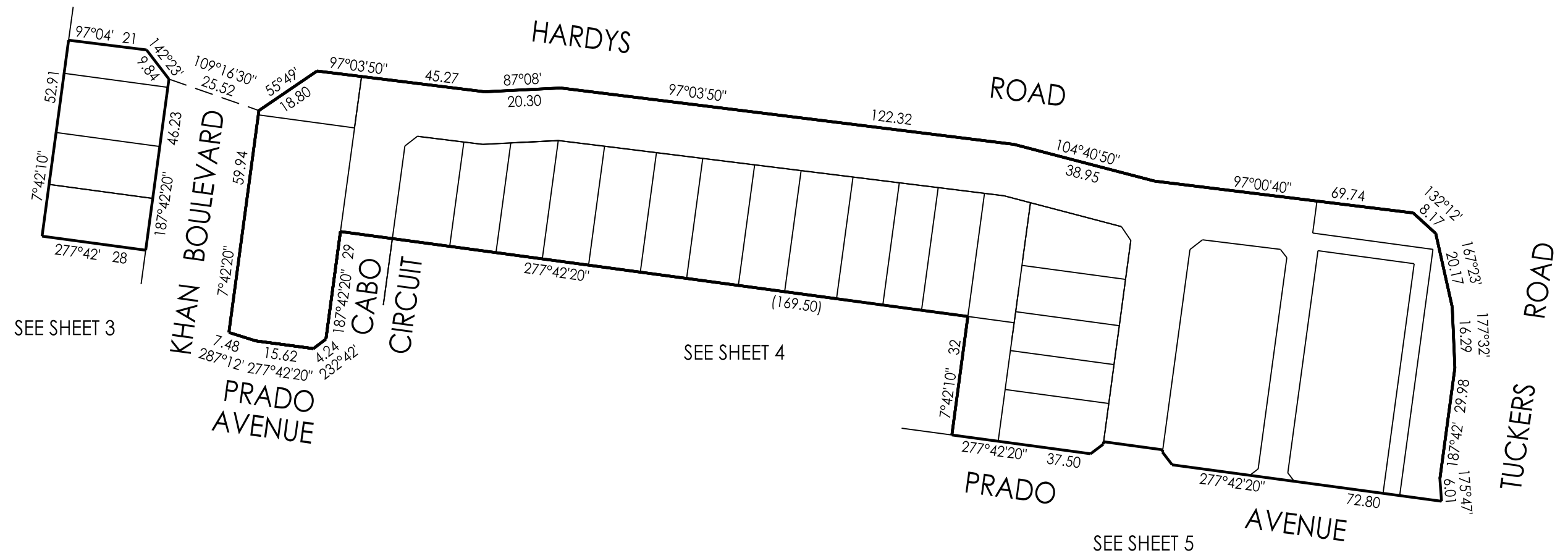


PLAN OF SUBDIVISION			LRS USE ONLY EDITION		PLAN NUMBER PS 817648Q/S21			
LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: ----- SECTION: ----- CROWN ALLOTMENT: ----- CROWN PORTION: 50 (PART) TITLE REFERENCES: VOL. FOL. , VOL. FOL. LAST PLAN REFERENCE: LOTS S21 AND S202 ON PS817648Q POSTAL ADDRESS: (at time of subdivision) 325 TUCKERS ROAD CLYDE NORTH 3978 MGA 94 CO-ORDINATES: E: 355 038 ZONE: 55 (of approx. centre of plan) N: 5 781 113 DATUM: GDA94			Council Name: Casey City Council Council Reference Number: SubA00037/22 Planning Permit Reference: PlnA00753/14 SPEAR Reference Number: S188765E Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification Digitally signed by: Michele Scarlett for Casey City Council on 04/10/2022					
			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 S220 (BOTH INCLUSIVE) AND 1 TO 2100 (BOTH INCLUSIVE), 2104 TO 2111 (BOTH INCLUSIVE), 2130 TO 2133 (BOTH INCLUSIVE) AND EASEMENTS (E-1), (E-2) AND (E-4) TO (E-22) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 5860m² FURTHER PURPOSES OF PLAN: TO REMOVE THE EASEMENTS (E-21), (E-22) AND THAT PART OF THE EASEMENT SHOWN AS (E-3) ON PS817648Q WHICH LIE WITHIN THE LAND IN THE PLAN SHOWN AS ROAD R21 AND LOTS 2124 AND 2124 GROUNDS FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988	
			ROAD R21 RESERVE No. 211 RESERVE No. 212 RESERVE No. 213		CASEY CITY COUNCIL CASEY CITY COUNCIL 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 21		AREA: 1.592 ha		No. OF LOTS: 22		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-23)	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL				
(E-23)	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: 8974/21		VERSION: 8	ORIGINAL SHEET SIZE A3	SHEET 1 OF 6 SHEETS		
		Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (8), 21/09/2022, SPEAR Ref: S188765E						
CHECKED G COX		DATE: 20/09/22						

PLAN OF SUBDIVISION

PLAN NUMBER

PS 817648Q/S21



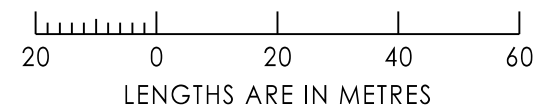
MGA94 ZONE 55



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VERSION: 8

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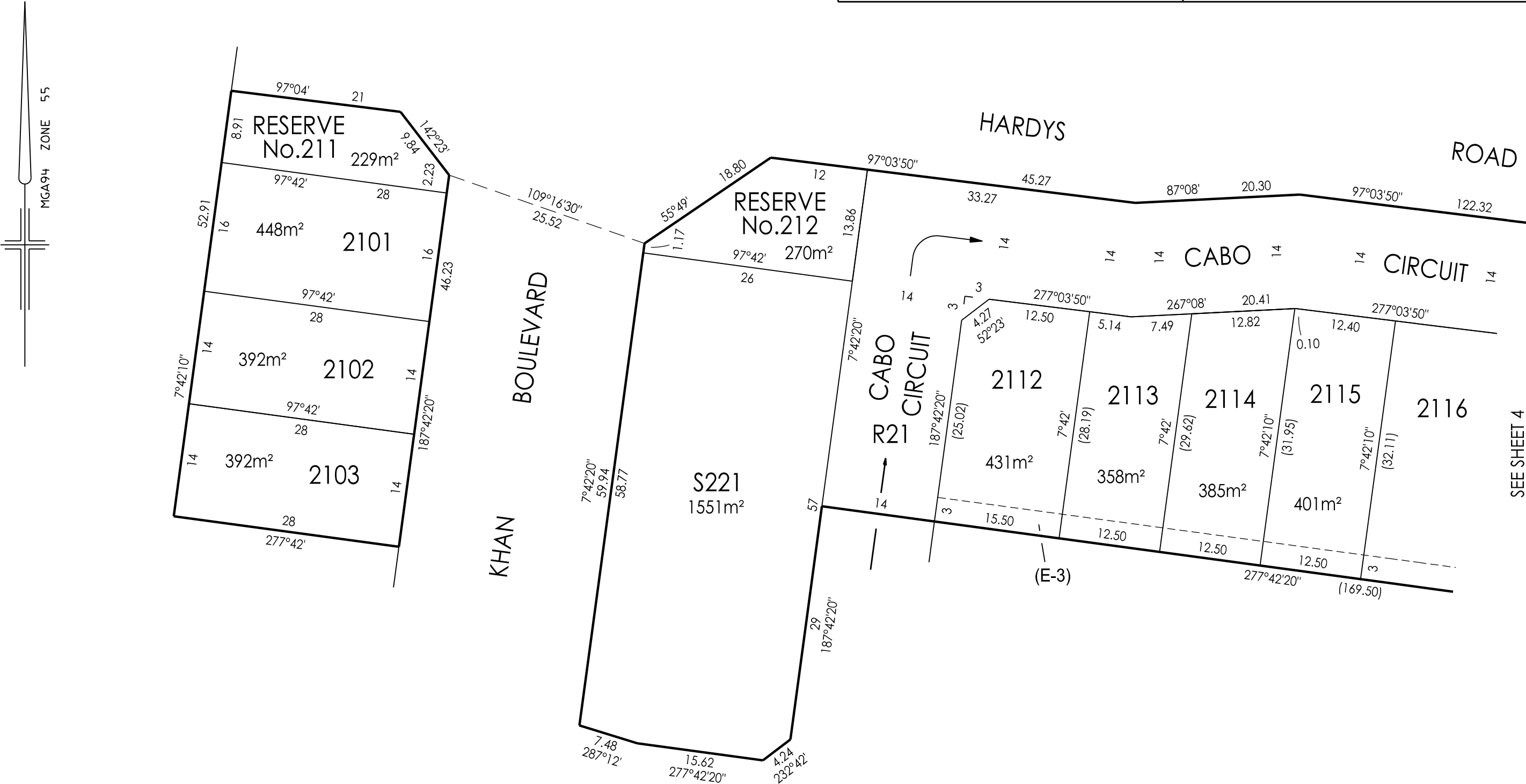
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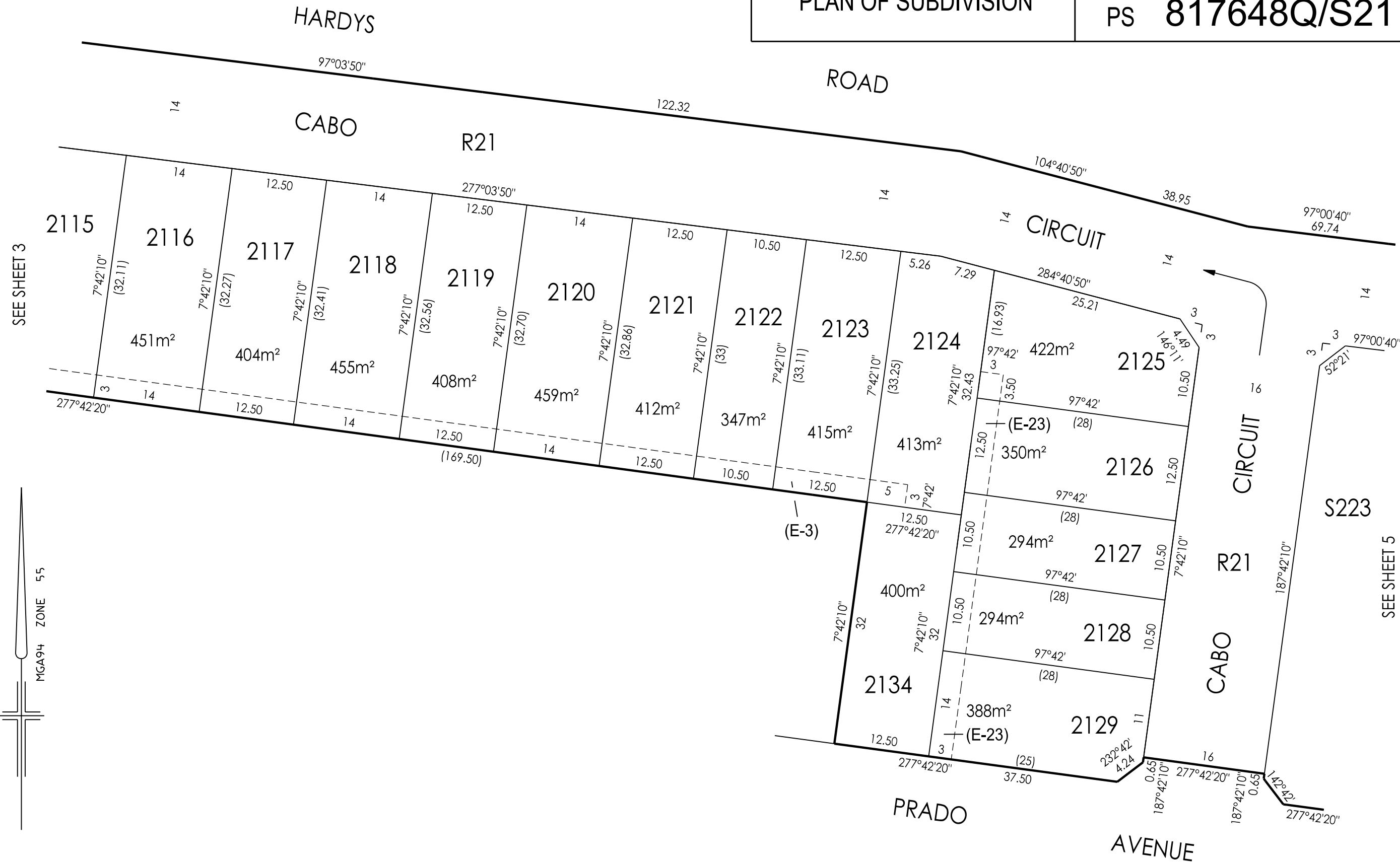
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SHEET 3

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PLAN OF SUBDIVISION

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PS 817648Q/S21



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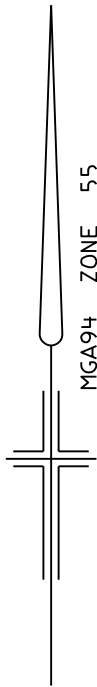
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SHEET 4

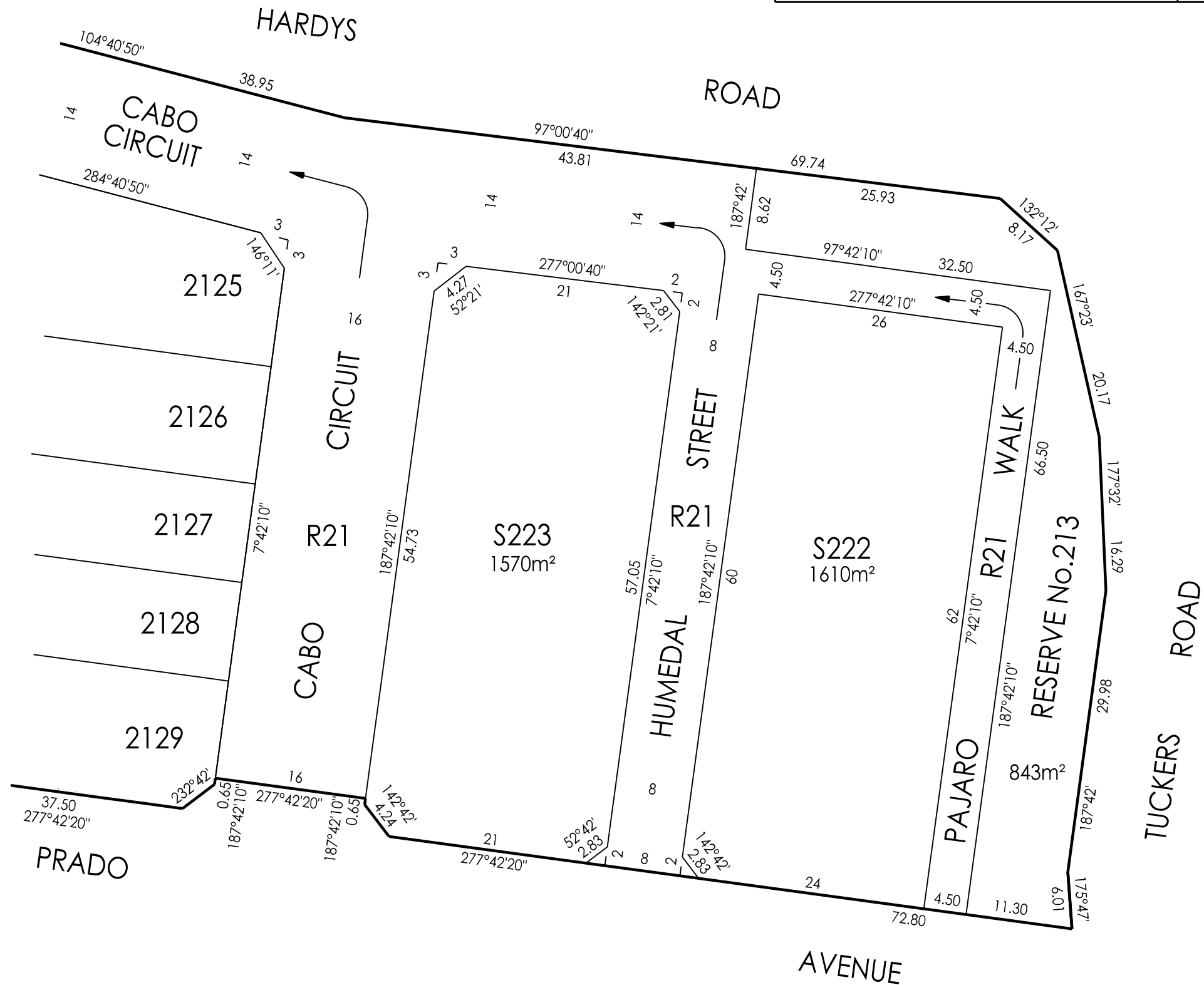
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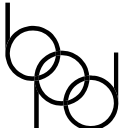
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SHEET 5

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		PLAN OF SUBDIVISION		PLAN NUMBER PS 817648Q/S21	
<div>SUBDIVISION ACT 1988 CREATION OF RESTRICTION</div>					
Upon registration of this plan, the following restriction is to be created.					
Land to benefit: Lots 2101 to 2103 (both inclusive), 2112 to 2129 (both inclusive) and 2134.					
Land to be burdened: Lots 2101 to 2103 (both inclusive), 2112 to 2129 (both inclusive) and 2134.					
For the purpose of description:					
<div>(i) Primary frontage means</div> <div>(A) In the case of a lot where only one boundary of that lot abuts a road, the boundary that abuts the road.</div> <div>(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.</div>					
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;					
<div>(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);</div> <div>(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:</div> <div>(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;</div> <div>(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</div> <div>(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;</div> <div>(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:</div> <div>(A) 150 square metres in the case of a lot having an area of 500 square metres or greater; or</div> <div>(B) 110 square metres in the case of a lot having an area of less than 500 square metres, excluding terrace allotments.</div> <div>(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.</div> <div>(iv) Build or cause to be built or allow to be built or allow to remain any fencing:</div> <div>(A) Along a front street boundary; and</div> <div>(B) Between the front street boundary and the building line; and</div> <div>(C) Upon a side or rear boundary of a lot except a fence:</div> <div>(a) Which is constructed of timber palings with exposed posts capped across the top of the palings; and</div> <div>(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.</div> <div>(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.</div> <div>(vi) Use the said lot in any way that is not in accordance with the "Delaray Building Design Guidelines."</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	
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				REF: 8974/21	
				VERSION: 8	
				Digitally signed by: Casey City Council, 04/10/2022, SPEAR Ref: S188765E	

OWNERS CORPORATION SCHEDULE

PS817648Q/S21

Owners Corporation No. 1	Plan No. PS817648Q
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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
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Common Property No.: 0

Limitations of Owners Corporation:	Unlimited
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Unlimited

Notations

Totals		
	Entitlement	Liability
This schedule	530	223
Balance of existing OC	2520	2520
Overall Total	3050	2743

Lot Entitlement and Lot Liability

	Lot	Entitlement	Liability		Lot	Entitlement	Liability		Lot	Entitlement	Liability
	2101	10	10								
	2102	10	10								
	2103	10	10								
	2112	10	10								
	2113	10	10								
	2114	10	10								
	2115	10	10								
	2116	10	10								
	2117	10	10								
	2118	10	10								
	2119	10	10								
	2120	10	10								
	2121	10	10								
	2122	10	10								
	2123	10	10								
	2124	10	10								
	2125	10	10								
	2126	10	10								
	2127	10	10								
	2128	10	10								
	2129	10	10								
	2134	10	10								
	S221	80	1								
	S222	120	1								
	S223	110	1								



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	ORIGINAL SHEET SIZE: A3

SHEET 1 OF 1

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