

	<b>PLAN OF SUBDIVISION</b>	<b>LRS USE ONLY EDITION</b>	<b>PLAN NUMBER PS 746841Q/S16</b>
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<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 VOL FOL VOL FOL <b>LAST PLAN REFERENCE:</b> LOT B ON PS746841Q/S1 LOT C ON PS746841Q/S2 LOT D ON PS746841Q/S14 LOT S16 ON PS746841Q/S15 <b>POSTAL ADDRESS:</b> 275 TUCKERS ROAD (at time of subdivision) CLYDE NORTH 3978 <b>MGA 94 CO-ORDINATES:</b> E: 355120 ZONE: 55 (of approx. centre of plan) N: 5780510 DATUM: GDA94		<b>COUNCIL NAME:</b> CASEY CITY COUNCIL
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<b>VESTING OF ROADS OR RESERVES</b>	<b>NOTATIONS</b>
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IDENTIFIER	COUNCIL/BODY/PERSON	<b>THIS IS A SPEAR PLAN</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 S16 (BOTH INCLUSIVE) AND LOTS 1 TO 1600 (BOTH INCLUSIVE) HAVE BEEN OMMITTED FROM THIS PLAN  <b>TOTAL ROAD AREA IS 1.538 ha</b>  <b>FURTHER PURPOSE OF PLAN:</b> TO REMOVE EASEMENTS (E-1) AND (E-2) SHOWN ON PS746841Q THAT LIES WITHIN THE LAND ON THIS PLAN.  <b>GROUNDS FOR REMOVAL:</b> BY AGREEMENT SEC 6 (1) (K) (iii) SUBDIVISION ACT 1988.
ROAD R16	CASEY CITY COUNCIL	
RESERVE No. 161	MELBOURNE WATER CORPORATION	
RESERVE No. 162	CASEY CITY COUNCIL	
RESERVE No. 163	MELBOURNE WATER CORPORATION	
RESERVE No. 164	AUSNET ELECTRICITY SERVICES PTY LTD	
RESERVE No. 165	CASEY CITY COUNCIL	
RESERVE No. 166	CASEY CITY COUNCIL	

<b>NOTATIONS</b>
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DEPTH LIMITATION 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. PLNA00753/14
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**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

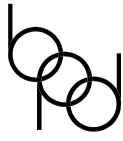
<b>ESTATE:</b> DELARAY 16	<b>AREA:</b> 12.36 ha	<b>No. OF LOTS:</b> 60	<b>MELWAY:</b> 135:D:5
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<b>EASEMENT INFORMATION</b>
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SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO LOTS 1651 TO 1660 (BOTH INCLUSIVE) FOR THE PURPOSE OF SUPPORT ONLY

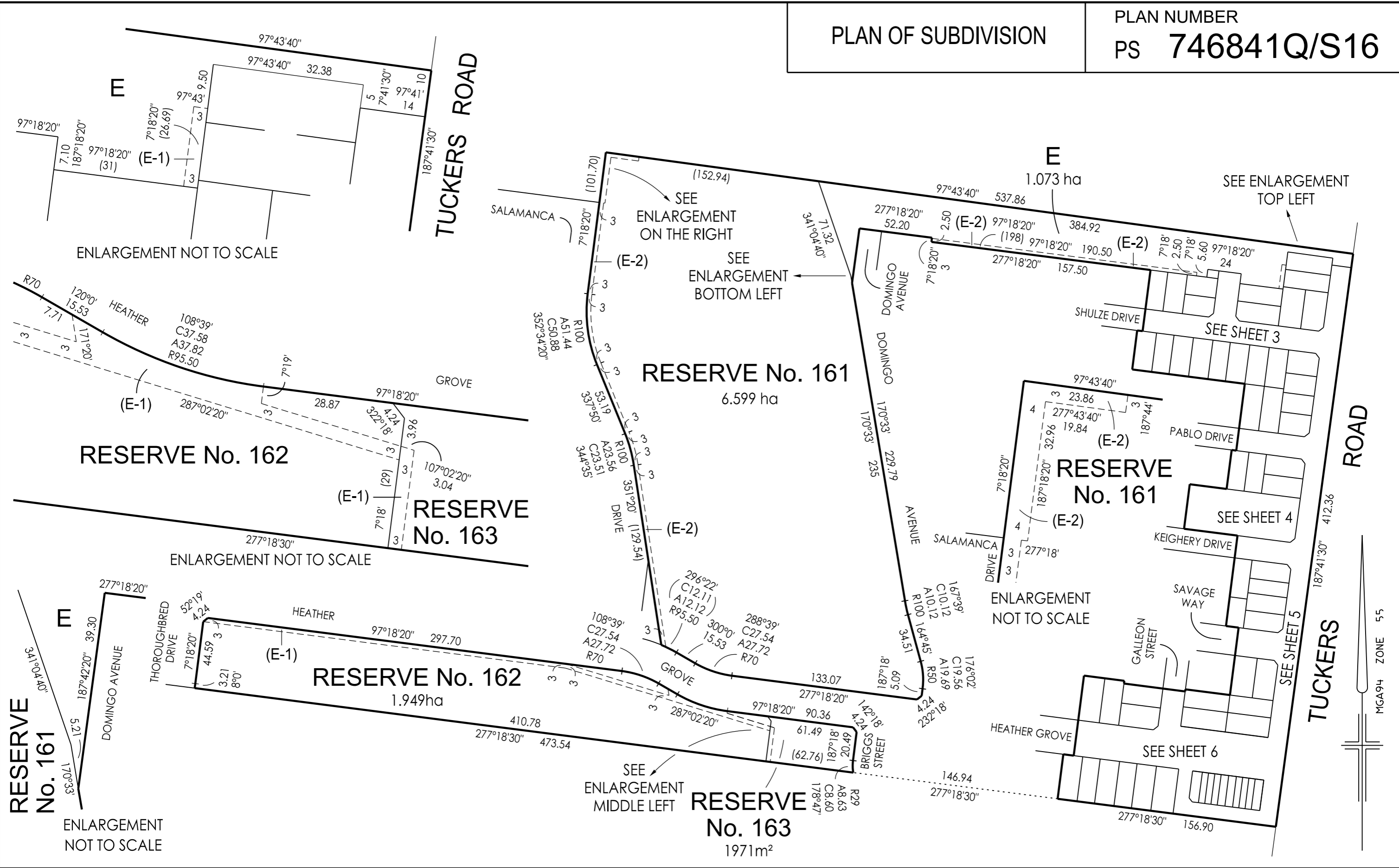
**LEGEND:** A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)

EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-1)	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL
(E-1)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
(E-2)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
(E-3)	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL

 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: 8974/16	VERSION: 9	ORIGINAL SHEET SIZE A3	SHEET 1 OF 10 SHEETS
	LICENSED SURVEYOR: SIMON P COX			
CHECKED LW	DATE: 25/07/18			

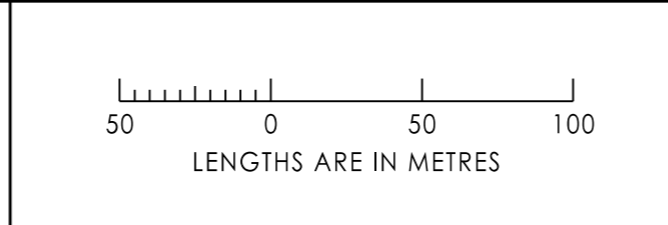
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 746841Q/S16



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**SCALE**  
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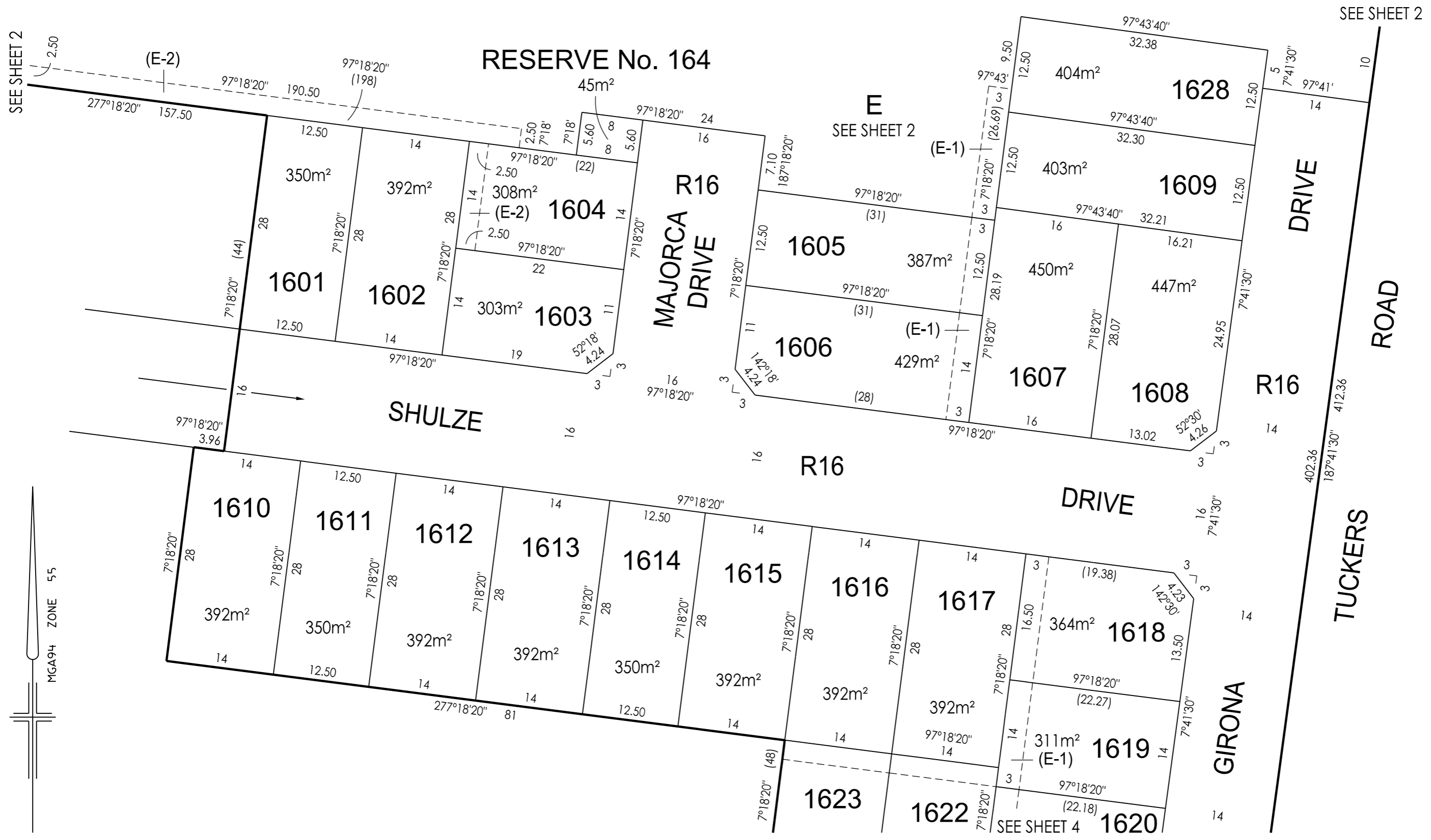


REF: 8974/16 VERSION: 9  
LICENSED SURVEYOR: SIMON P COX

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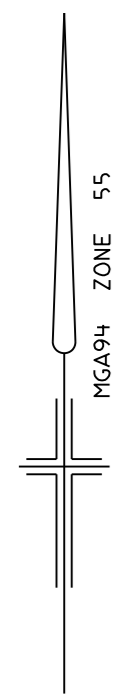
SHEET 2

RESERVE No. 164



SEE SHEET 2

SEE SHEET 2



MGA94 ZONE 55

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**SCALE**  
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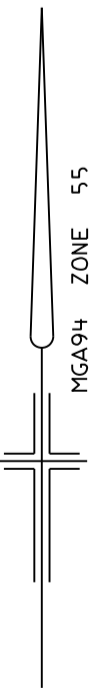
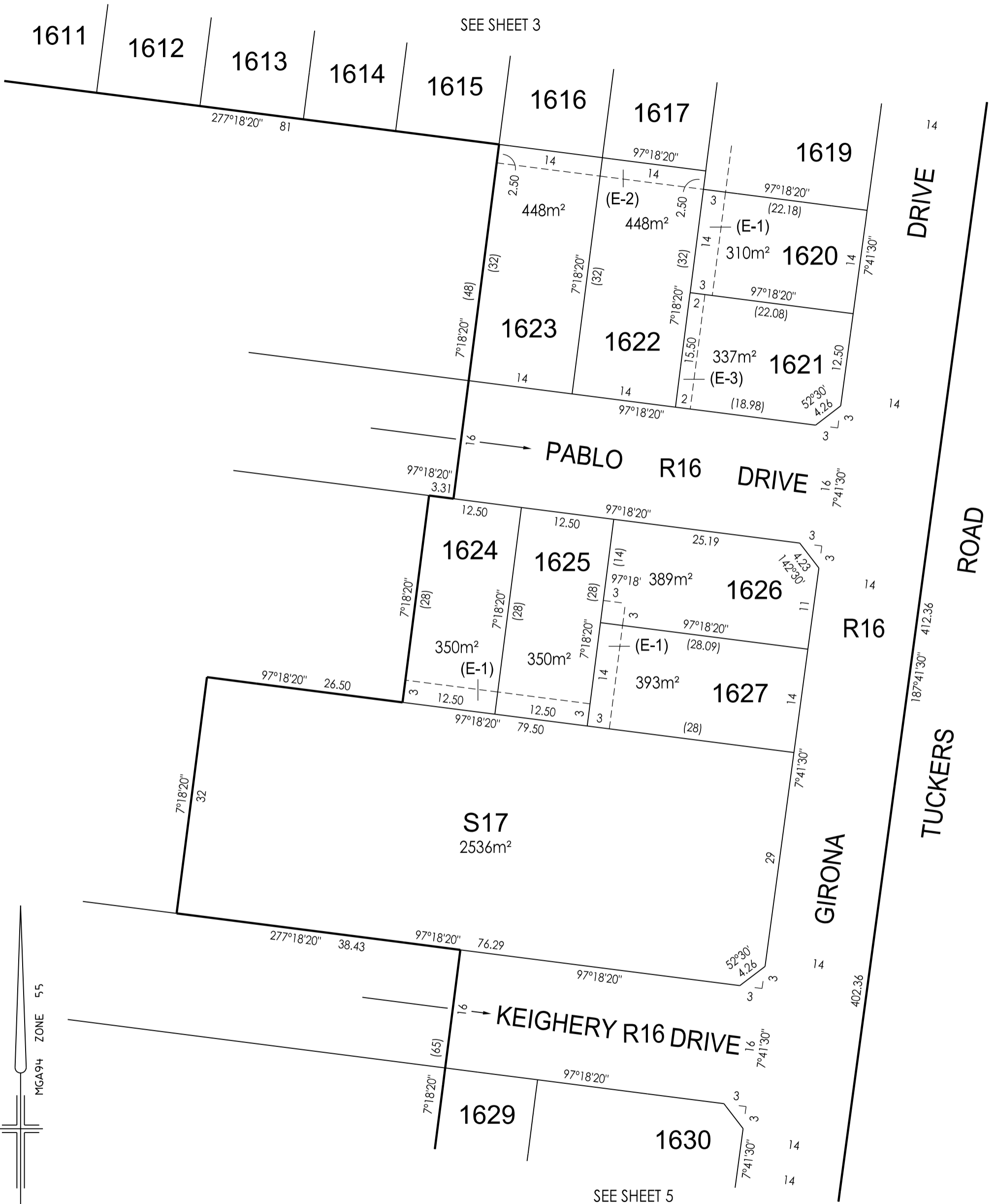
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 LICENSED SURVEYOR: SIMON P COX

ORIGINAL SHEET SIZE A3      SHEET 3

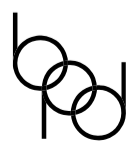
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 746841Q/S16

SEE SHEET 3



SEE SHEET 5



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 REF: 8974/16

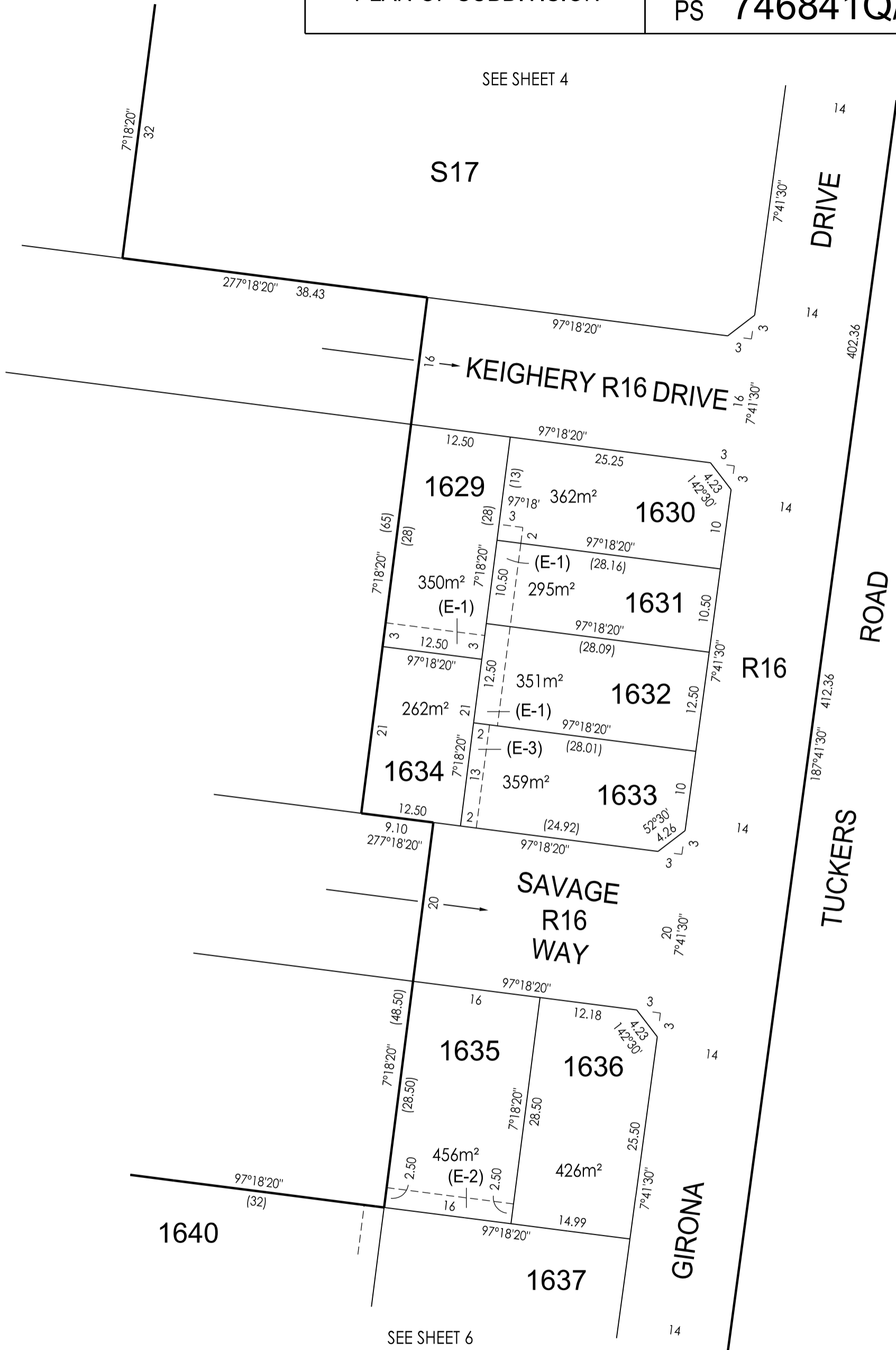
SHEET 4  
 VERSION: 9

LICENSED SURVEYOR: SIMON P COX

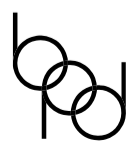
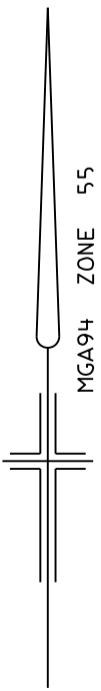
PLAN OF SUBDIVISION

PLAN NUMBER  
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SEE SHEET 4



SEE SHEET 6



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SCALE  
1:500



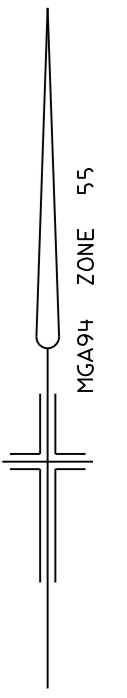
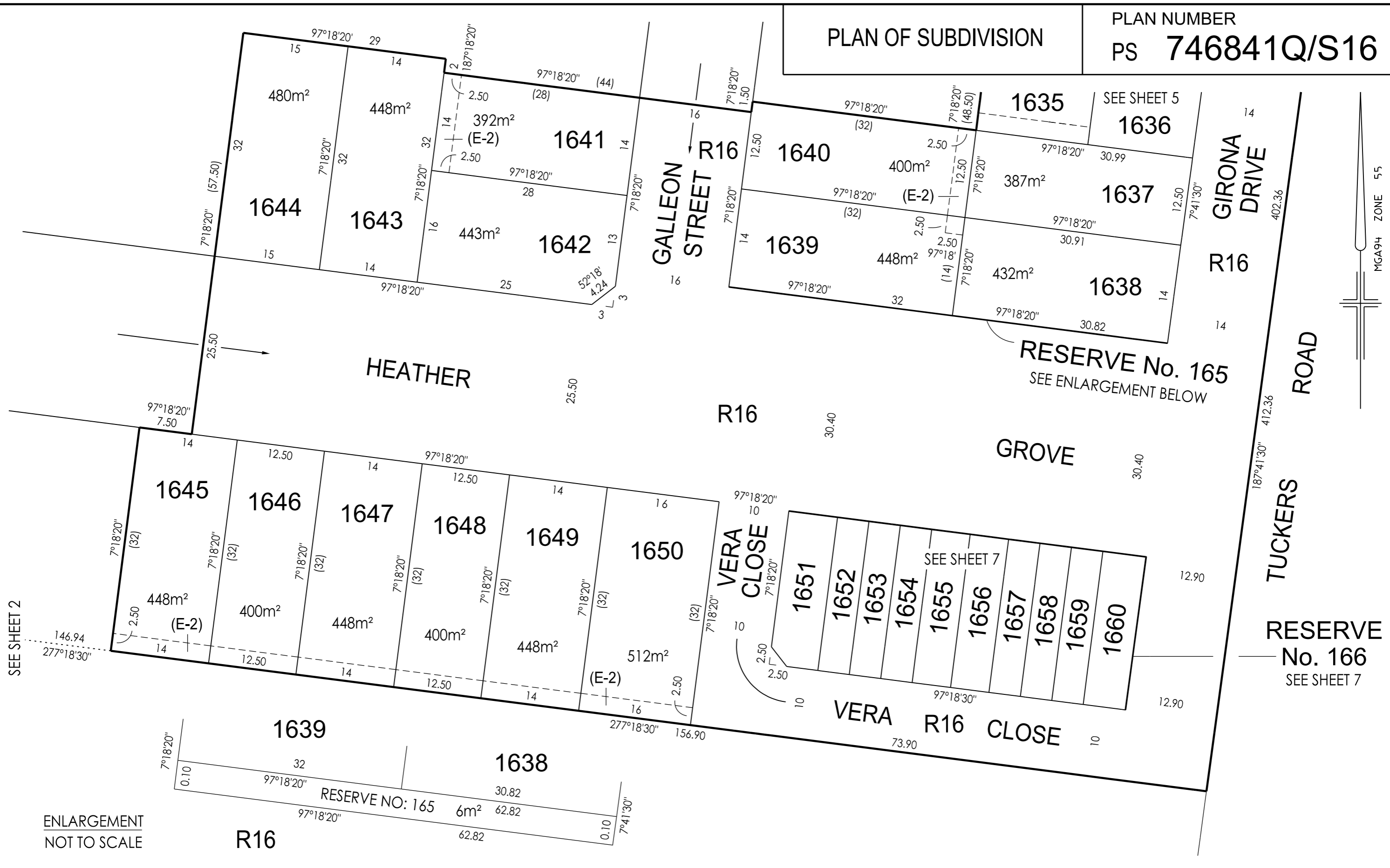
LICENSED SURVEYOR: SIMON P COX

ORIGINAL SHEET SIZE A3  
REF: 8974/16

SHEET 5  
VERSION: 9

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 746841Q/S16



SEE SHEET 2

ENLARGEMENT  
NOT TO SCALE

R16

SCALE

1:500



REF: 8974/16

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ORIGINAL SHEET SIZE A3

SHEET 6

LICENSED SURVEYOR: SIMON P COX



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SEE SHEET 6

HEATHER

R16

RESERVE No. 166

SEE ENLARGEMENT BELOW

GROVE

R16

RESERVE No. 166

7m<sup>2</sup>  
SEE ENLARGEMENT

R16

CLOSE

ROAD

TUCKERS ROAD

ROAD

SEE SHEET 6

1650

VERA CLOSE

VERA

1651

1652

1653

1654

1655

1656

1657

1658

1659

1660

1660

1660

1660

1660

1660

1660

1660

1660

97°18'20"

97°18'20"  
10

7°18'20"

19.40

6.97

4.50

4.50

4.50

4.50

97°18'20"

5.50

5.50

51.21

4.50

4.50

4.50

6.15

12.90

402.36

7°18'20"

10

2.50

2.50

2.50

1.42°18'

3.54

4.47

4.50

4.50

4.50

4.50

5.50

5.50

4.50

4.50

4.50

6m

97°18'30"

73.90

277°18'30"

156.90

97°18'20"

51.21

97°18'20"

51.11

7m<sup>2</sup>

22

187°41'20"

12.90

187°41'30"

12.90

187°41'30"

12.90

187°41'30"

12.90

187°41'30"

12.90

187°41'30"

12.90

187°41'30"

12.90

187°41'30"

12.90

187°41'30"

12.90

VERA CLOSE

7°18'20"

0.10

1651

HEATHER  
RESERVE No. 166

1652

1653

1654

1655

1656

1657

1658

1659

1660

7°41'20"

21.90

22

187°41'20"

12.90

187°41'30"

12.90

187°41'30"

12.90

187°41'30"

12.90

187°41'30"

12.90

187°41'30"

12.90

187°41'30"

12.90

ENLARGEMENT NOT TO SCALE

VERA CLOSE

97°18'20"

R16

ROAD

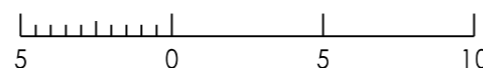
TUCKERS ROAD



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SCALE

1:250



LENGTHS ARE IN METRES

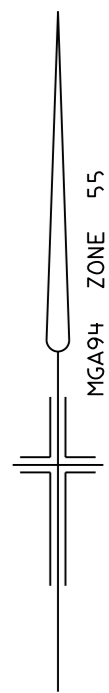
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ORIGINAL SHEET SIZE A3

SHEET 7

LICENSED SURVEYOR: SIMON P COX



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

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

Land to benefit: Lots 1601 to 1660 (both inclusive).

Land to be burdened: Lots 1601 to 1660 (both inclusive).

For the purpose of description:

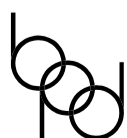
- (i) Primary frontage means
  - (A) In the case of a lot where only one boundary of that lot abuts a road, the boundary that abuts the road.
  - (B) In the case of a corner lot where two boundaries of a lot abut a road, the boundary with the greater offset on the building envelopes within the Delaray 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;

CONTINUED  
SEE SHEET 9



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SCALE

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SHEET 8

REF: 8974/16

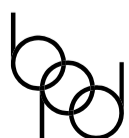
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LICENSED SURVEYOR: SIMON P COX



CREATION OF RESTRICTION (CONTINUED)

- (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 1651 to 1660 (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 which ever is the greater, except in the case of lots 1603, 1604, 1618 to 1621 (both inclusive) and 1634 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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SHEET SIZE A3

SHEET 9

REF: 8974/16

VERSION: 9

LICENSED SURVEYOR: SIMON P COX

# OWNERS CORPORATION SCHEDULE

# PS746841Q/S16

Owners Corporation No. 1 Plan No. PS746841Q/S16

Land affected by Owners Corporation Lots: ALL OF THE LOTS IN THE TABLE BELOW  
Common Property No.: --

Limitations of Owners Corporation: UNLIMITED

Notations

S - LOT ENTITLEMENT AND LIABILITIES SHOWN ON PREVIOUS STAGE PLAN ARE NOT INCLUDED IN TABLE RIGHT.

Totals		
	Entitlement	Liability
This schedule	610	610
Previous stages	2220	2220
Overall Total	2830	2830

### Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1601	10	10	1651	10	10						
1602	10	10	1652	10	10						
1603	10	10	1653	10	10						
1604	10	10	1654	10	10						
1605	10	10	1655	10	10						
1606	10	10	1656	10	10						
1607	10	10	1657	10	10						
1608	10	10	1658	10	10						
1609	10	10	1659	10	10						
1610	10	10	1660	10	10						
1611	10	10									
1612	10	10	S17	10	10						
1613	10	10									
1614	10	10									
1615	10	10									
1616	10	10									
1617	10	10									
1618	10	10									
1619	10	10									
1620	10	10									
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1642	10	10									
1643	10	10									
1644	10	10									
1645	10	10									
1646	10	10									
1647	10	10									
1648	10	10									
1649	10	10									
1650	10	10									

REF: 8974/16

SHEET 10

ORIGINAL SHEET  
SIZE: A3



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