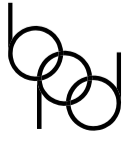
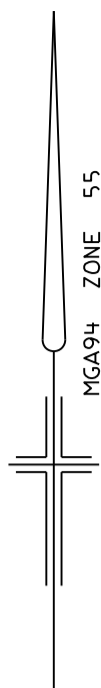


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 817648Q/S3	
LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: ----- SECTION: ----- CROWN ALLOTMENT: ----- CROWN PORTION: 50 (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT S18 ON PS817648Q POSTAL ADDRESS: (at time of subdivision) 325 TUCKERS ROAD CLYDE NORTH 3978 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 355080 ZONE: 55 N: 5780830 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 S191 (BOTH INCLUSIVE) AND 1 TO 1800 (BOTH INCLUSIVE) AND EASEMENTS (E-1), (E-2), (E-4) AND (E-5) HAVE BEEN OMMITTED FROM THIS PLAN TOTAL ROAD AREA IS 4784m²		
ROAD R18	CASEY CITY COUNCIL			
NOTATIONS		TOTAL ROAD AREA IS 4784m²		
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 18		AREA: 1.976 ha		No. OF LOTS: 36
MELWAY: 135:D:5				
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-6)	SEWERAGE	SEE PLAN	PS817648Q	SOUTH EAST WATER CORPORATION
(E-7)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
(E-8)	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL
(E-8)	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: 8974/18 VERSION: 8 LICENSED SURVEYOR: SIMON COX		ORIGINAL SHEET SIZE A3 SHEET 1 OF 5 SHEETS
CHECKED AT	DATE: 17/04/20			

PLAN OF SUBDIVISION

PLAN NUMBER
PS 817648Q/S3



HARDYS ROAD

96°59'10"
381.33

142°20'
8.49

S192
10.19 ha

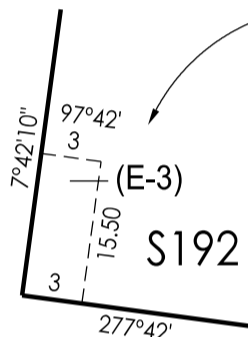
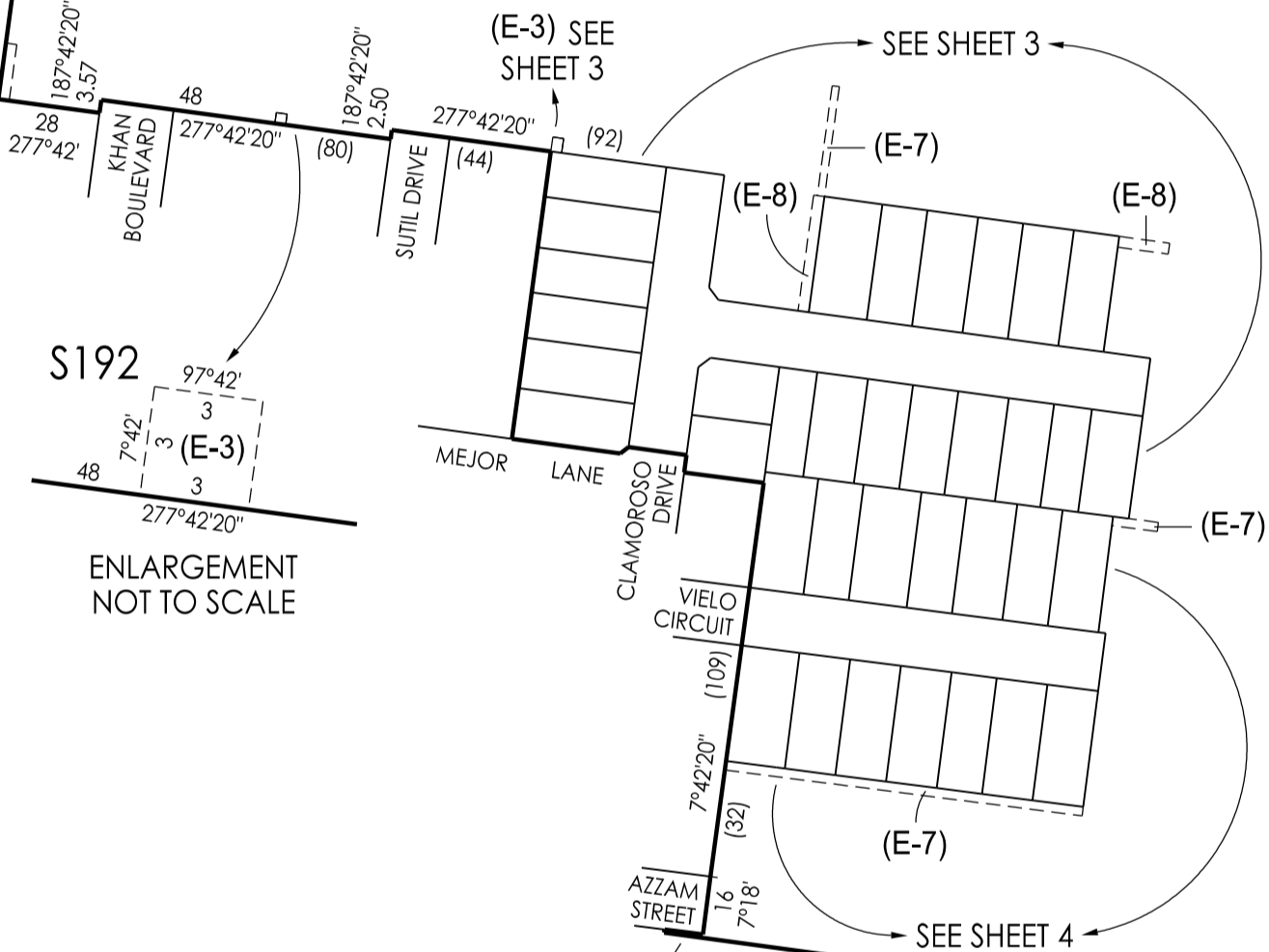
ROAD

TUCKERS ROAD

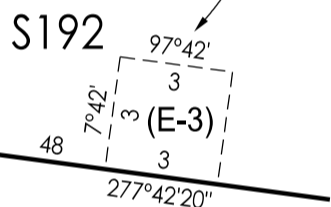
414.43
187°41'30"

(E-3) SEE SHEET 3

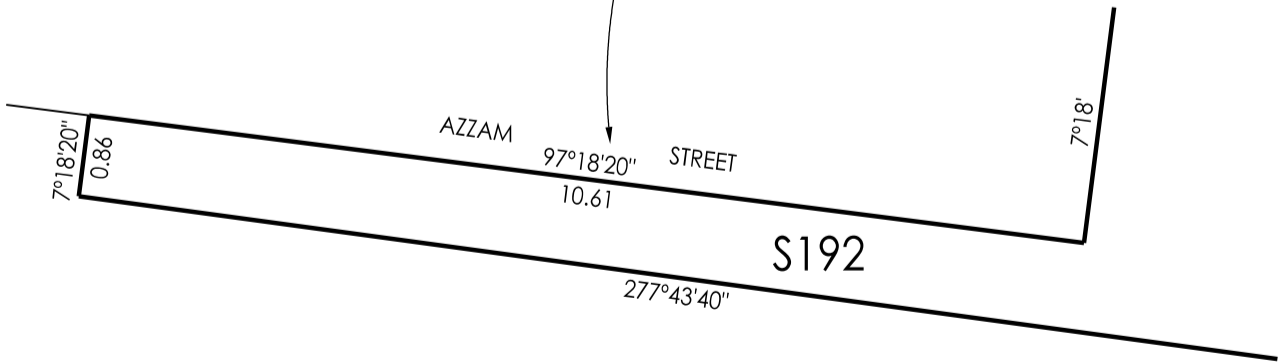
SEE SHEET 3



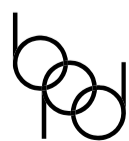
ENLARGEMENT NOT TO SCALE



ENLARGEMENT NOT TO SCALE

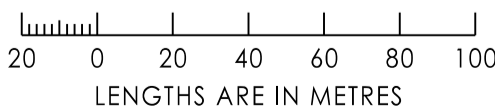


ENLARGEMENT NOT TO SCALE



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SCALE
1:2000

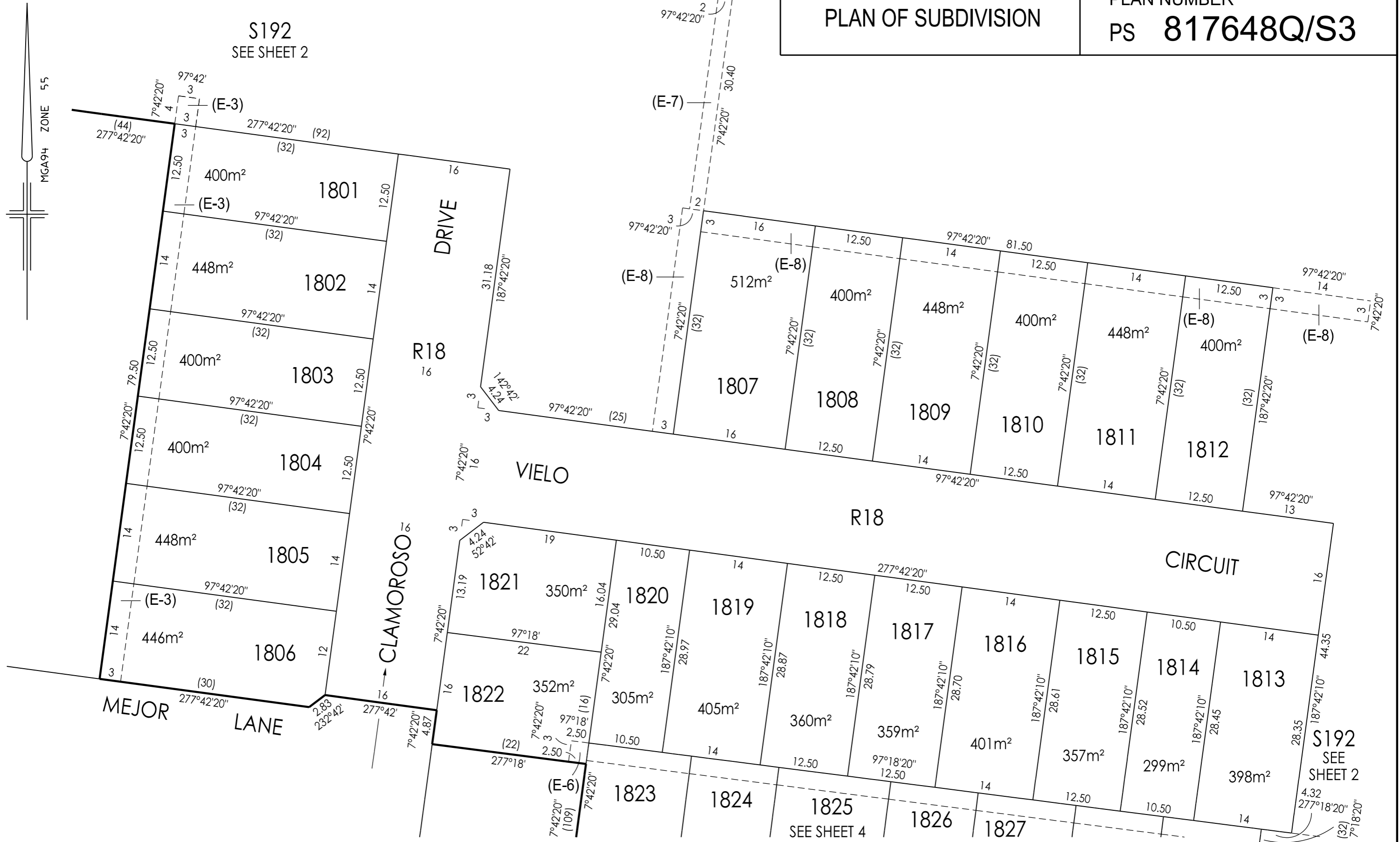


ORIGINAL SHEET SIZE A3	SHEET 2
REF: 8974/18	VERSION: 8

LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

PLAN NUMBER
PS 817648Q/S3



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SCALE
1:500



REF: 8974/18

VERSION: 8

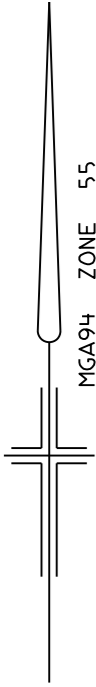
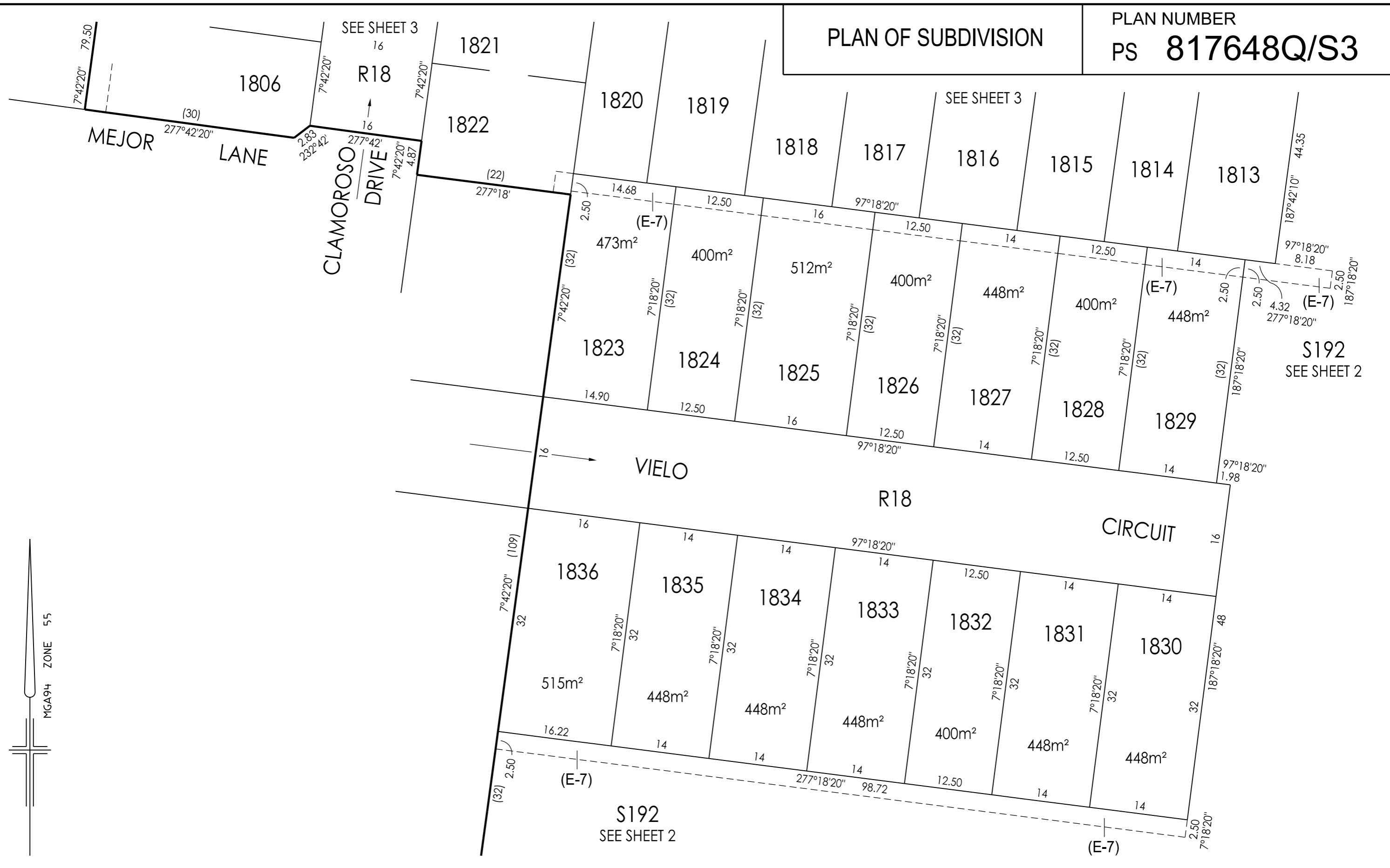
LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3

SHEET 3

PLAN OF SUBDIVISION

PLAN NUMBER
PS 817648Q/S3



MGA94 ZONE 55



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1:500



REF: 8974/18 VERSION: 8
LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3

SHEET 4

**SUBDIVISION ACT 1988
CREATION OF RESTRICTION**

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

Land to benefit: Lots 1801 to 1836 (both inclusive).
Land to be burdened: Lots 1801 to 1836 (both inclusive).

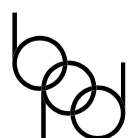
For the purpose of description:

- (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) 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) 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 1821 and 1822 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

ORIGINAL
SHEET SIZE A3

SHEET 5

REF: 8974/18

VERSION: 8

LICENSED SURVEYOR: SIMON COX