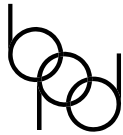
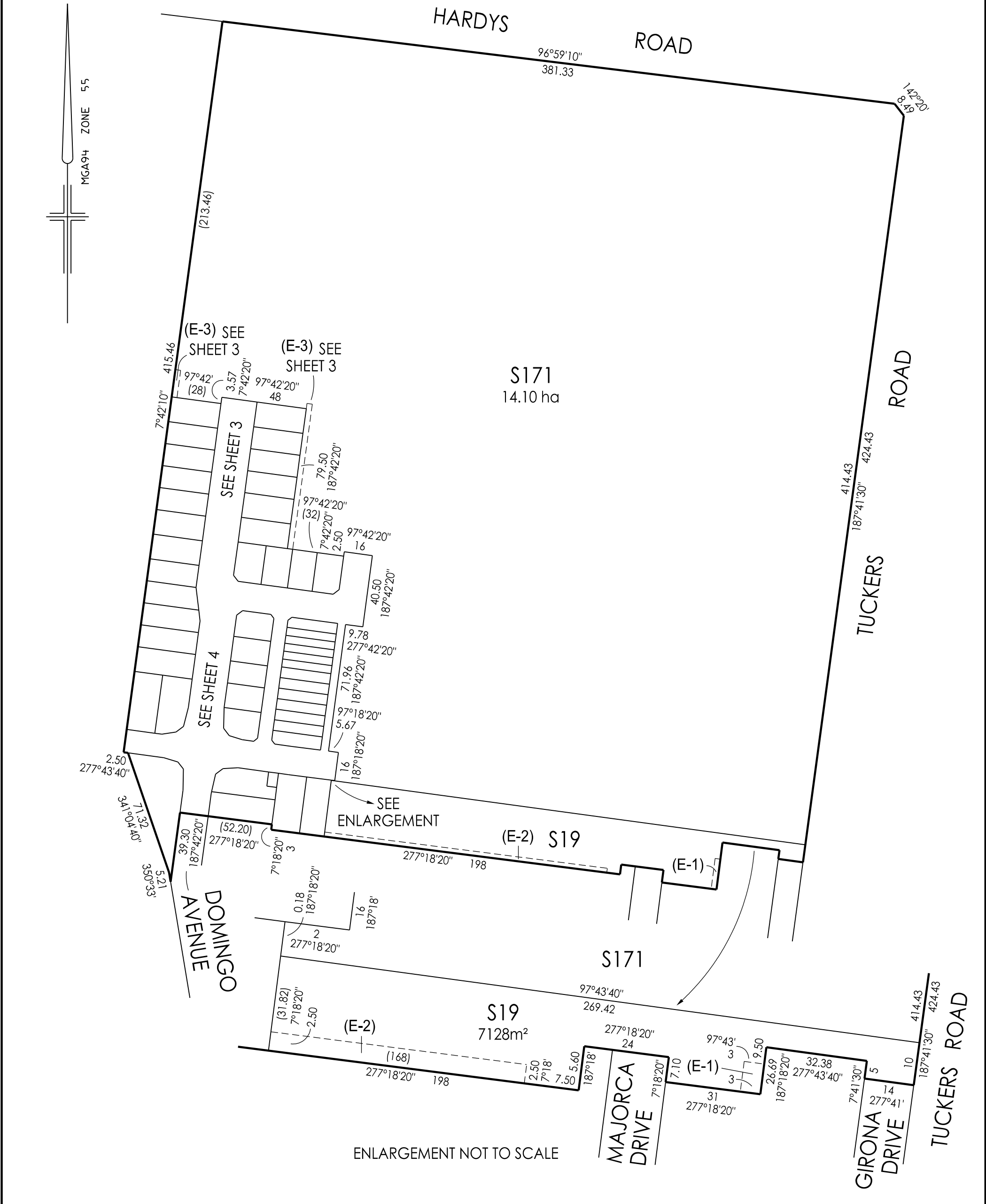


PLAN OF SUBDIVISION			LRS USE ONLY EDITION		PLAN NUMBER PS 817648Q			
LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: ----- SECTION: ----- CROWN ALLOTMENT: ----- CROWN PORTION: 50 (PART) TITLE REFERENCES: VOL 8680 FOL 804 VOL 12075 FOL 819 LAST PLAN REFERENCE: LOT 1 ON LP77593 LOT E ON PS746841Q POSTAL ADDRESS: 325 TUCKERS ROAD (at time of subdivision) CLYDE NORTH 3978 MGA 94 CO-ORDINATES: E: 354870 ZONE: 55 (of approx. centre of plan) N: 5780840 DATUM: GDA94			Council Name: Casey City Council Council Reference Number: SubA00355/18 Planning Permit Reference: PlnA00753/14 SPEAR Reference Number: S126892T Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 29/03/2019 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied for: lots excluding Lot S19 and S171 Digitally signed by: Michele Scarlett for Casey City Council on 27/03/2020 Statement of Compliance issued: 27/03/2020					
			VESTING OF ROADS OR RESERVES				NOTATIONS	
			IDENTIFIER		COUNCIL/BODY/PERSON		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 S18 (BOTH INCLUSIVE), S20 TO S170 (BOTH INCLUSIVE), 1 TO 1700 (BOTH INCLUSIVE), 1725 TO 1747 (BOTH INCLUSIVE) AND 1766 TO 1772 (BOTH INCLUSIVE) HAVE BEEN OMMITTED FROM THIS PLAN TOTAL ROAD AREA IS 8741m²	
			ROAD R17 RESERVE No. 171 RESERVE No. 172		CASEY CITY COUNCIL CASEY CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD			
			NOTATIONS					
			DEPTH LIMITATION 15.24m BELOW THE SURFACE APPLIES TO LAND IN THIS PLAN					
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 17		AREA: 2.445 ha		No. OF LOTS: 46		MELWAY: 135:C:5		
EASEMENT INFORMATION								
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO LOTS 1753 TO 1765 (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	PS746841Q	CASEY CITY COUNCIL				
(E-1)	SEWERAGE	SEE PLAN	PS746841Q	SOUTH EAST WATER CORPORATION				
(E-2)	SEWERAGE	SEE PLAN	PS746841Q	SOUTH EAST WATER CORPORATION				
(E-3)	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL				
(E-3)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION				
(E-4)	WETLANDS, FLOODWAY, DRAINAGE AND STORMWATER QUALITY MANAGEMENT AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No. AA2741	SEE PLAN	THIS PLAN	MELBOURNE 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: 8974/17		VERSION: 10		ORIGINAL SHEET SIZE A3	SHEET 1 OF 6 SHEETS	
		Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (10), 26/03/2020, SPEAR Ref: S126892T						
CHECKED AT		DATE: 26/03/20						



PS 817648Q

BOULEVARD

R17

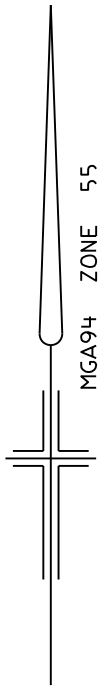
KHAN

SUTIL
DRIVE
R17

16 R17 DRIVE 16

HACIENDA
LANE

PANILLO
WALK
R17



MGA94 ZONE 55

LENGTHS ARE IN METRES

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27/03/2020,
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PS 817648Q

DRIVE

S171
SEE
SHEET 2

SEE
ENLARGEMENT

S19
SEE SHEET 2

AZZAM R17 STREET
97°18'20"

1776 277°18'20" 2
97°43'40" S171

S19

ENLARGEMENT NOT TO SCALE

10 0 10 20

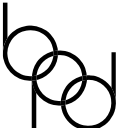
LENGTHS ARE IN METRES


VERSION: 10

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Casey City Council,
27/03/2020,
SPEAR Ref: S126892T

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26/03/2020, SPEAR Ref: S126892T

PLAN OF SUBDIVISION		PLAN NUMBER PS 817648Q		
<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 1701 to 1724 (both inclusive), 1748 to 1765 (both inclusive) and 1773 to 1776 (both inclusive).</p> <p>Land to be burdened: Lots 1701 to 1724 (both inclusive), 1748 to 1765 (both inclusive) and 1773 to 1776 (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) Except in the case of lots 1753 to 1765 (both inclusive), build or cause to be built or allow to be built or allow to remain a garage;</p> <p>(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.</p> <p>(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 1721 to 1724 (both inclusive) and 1748 to 1752 (both inclusive) where the garage must not be setback between 3.0 metres and 5.0 metres from primary frontage.</p> <p>(v) 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>(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.</p> <p>(vii) 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	
			REF: 8974/17	SHEET 5 VERSION: 10
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OWNERS CORPORATION SCHEDULE							PS817648Q																			
Owners Corporation No.			1			Plan No.			PS817648Q																	
Land affected by Owners Corporation			Lots: ALL OF THE LOTS IN THE TABLE BELOW																							
			Common Property No.: - -																							
Limitations of Owners Corporation:			UNLIMITED																							
Notations																										
NIL																										
<table><tr><td colspan="3">Totals</td></tr><tr><td></td><td>Entitlement</td><td>Liability</td></tr><tr><td>This schedule</td><td>1841</td><td>462</td></tr><tr><td>Previous stages</td><td></td><td></td></tr><tr><td>Overall Total</td><td>1841</td><td>462</td></tr></table>												Totals				Entitlement	Liability	This schedule	1841	462	Previous stages			Overall Total	1841	462
Totals																										
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This schedule	1841	462																								
Previous stages																										
Overall Total	1841	462																								
Lot Entitlement and Lot Liability																										
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1701	10	10		S171	1380	1																				
1702	10	10																								
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1776	10	10																								
S19	1	1																								
 <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>				REF: 8974/17								SHEET 6														
												ORIGINAL SHEET SIZE: A3														
				Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (10), 26/03/2020, SPEAR Ref: S126892T				Digitally signed by: Casey City Council, 27/03/2020, SPEAR Ref: S126892T																		