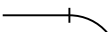
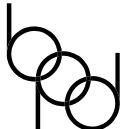
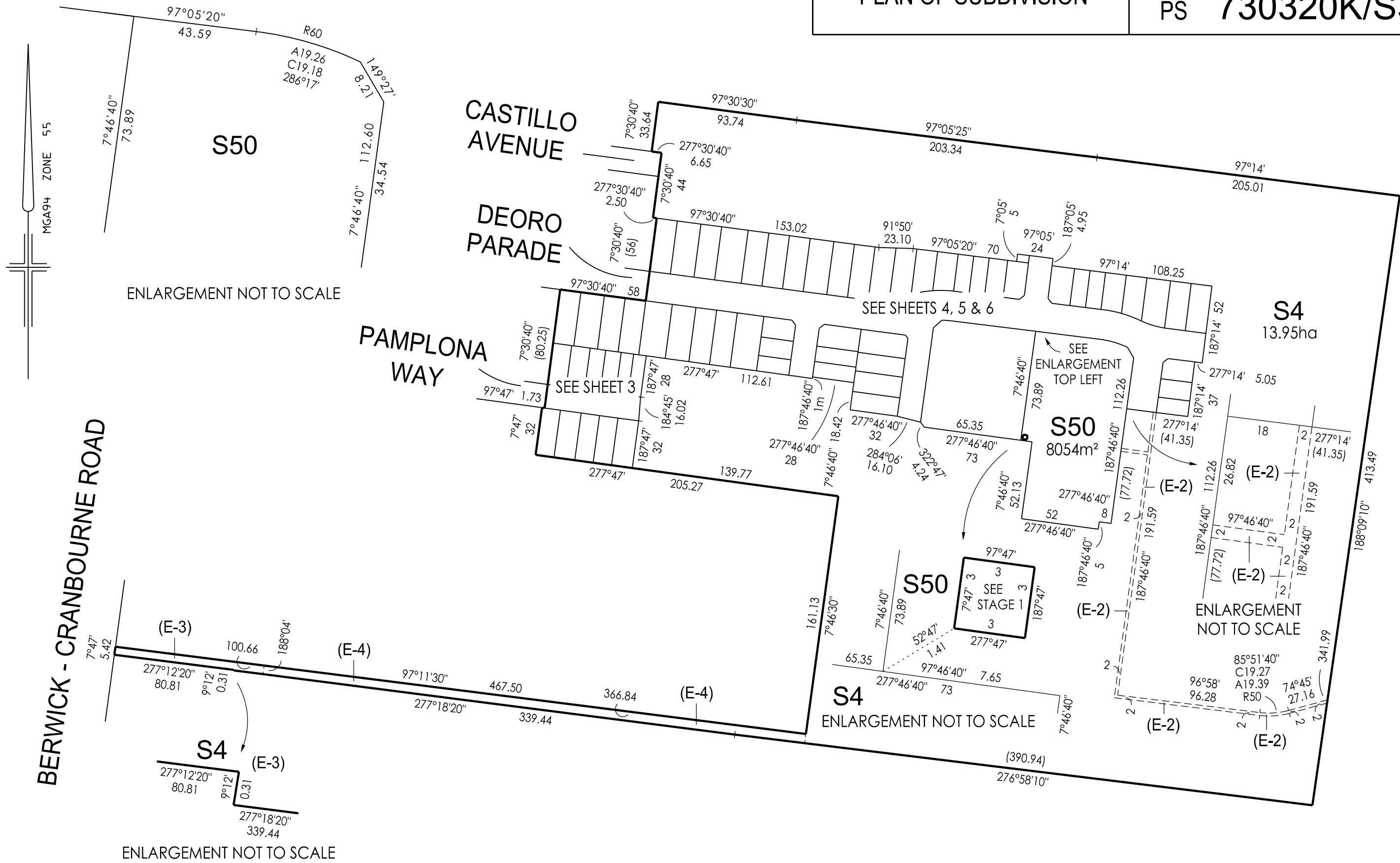


	PLAN OF SUBDIVISION		LRS USE ONLY EDITION		PLAN NUMBER PS 730320K/S3			
LOCATION OF LAND				COUNCIL NAME: CASEY CITY COUNCIL				
PARISH:		CRANBOURNE						
TOWNSHIP:		---						
SECTION:		---						
CROWN ALLOTMENT:		---						
CROWN PORTION:		41 (PART)						
TITLE REFERENCES:		VOL FOL						
LAST PLAN REFERENCE:		LOT S3 PS730320K (STAGE 1)						
POSTAL ADDRESS: (at time of subdivision)		DEORO PARADE CLYDE NORTH, 3978						
MGA 94 CO-ORDINATES: (of approx. centre of plan)		E: 354030      ZONE: 55 N: 5780750      DATUM: GDA94						
VESTING OF ROADS OR RESERVES				NOTATIONS				
IDENTIFIER		COUNCIL/BODY/PERSON		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				
ROAD R3 RESERVE No.3 RESERVE No.4		CASEY CITY COUNCIL CASEY CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD						
NOTATIONS								
DEPTH LIMITATION DOES NOT APPLY			STAGING      THIS IS A STAGED SUBDIVISION PLANNING PERMIT No. PLNA00753/14					
NOTES: TANGENT POINTS ARE SHOWN THUS: 			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 1 TO 300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). PM 12, 96 & 103. IN PROCLAIMED SURVEY AREA No. 71  TOTAL ROAD R3 AREA IS 1.159ha					
THIS IS A SPEAR PLAN								
SURVEY: THIS PLAN IS BASED ON SURVEY VIDE AP131468N								
ESTATE: DELARAY		STAGE: 3		AREA: 4.113ha		No. OF LOTS: 59	MELWAY:134:A: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-1)	DRAINAGE	SEE PLAN	PS730320K	CASEY CITY COUNCIL				
(E-1)	SEWERAGE	SEE PLAN	PS730320K	SOUTH EAST WATER CORPORATION				
(E-2)	SEWERAGE	SEE PLAN	PS730320K	SOUTH EAST WATER CORPORATION				
(E-3)	CARRIAGEWAY	SEE PLAN	M485962M	VOL 9705 FOL 352				
(E-3)	CARRIAGEWAY	SEE PLAN	ANY EASEMENT	SEE VOL 6257 FOL 314				
(E-4)	CARRIAGEWAY	SEE PLAN	M485962M	VOL 9705 FOL 352				
 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		DATE: 08/02/16		REF: 8974/3		CKD: DS	ORIGINAL SHEET SIZE A3	SHEET 1 OF 9 SHEETS
		SURVEYOR: SIMON P COX				VERSION: 9		

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 730320K/S3

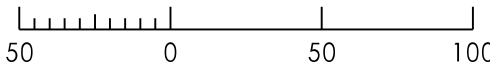


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SCALE

1:2500

SCALE



LENGTHS ARE IN METRES

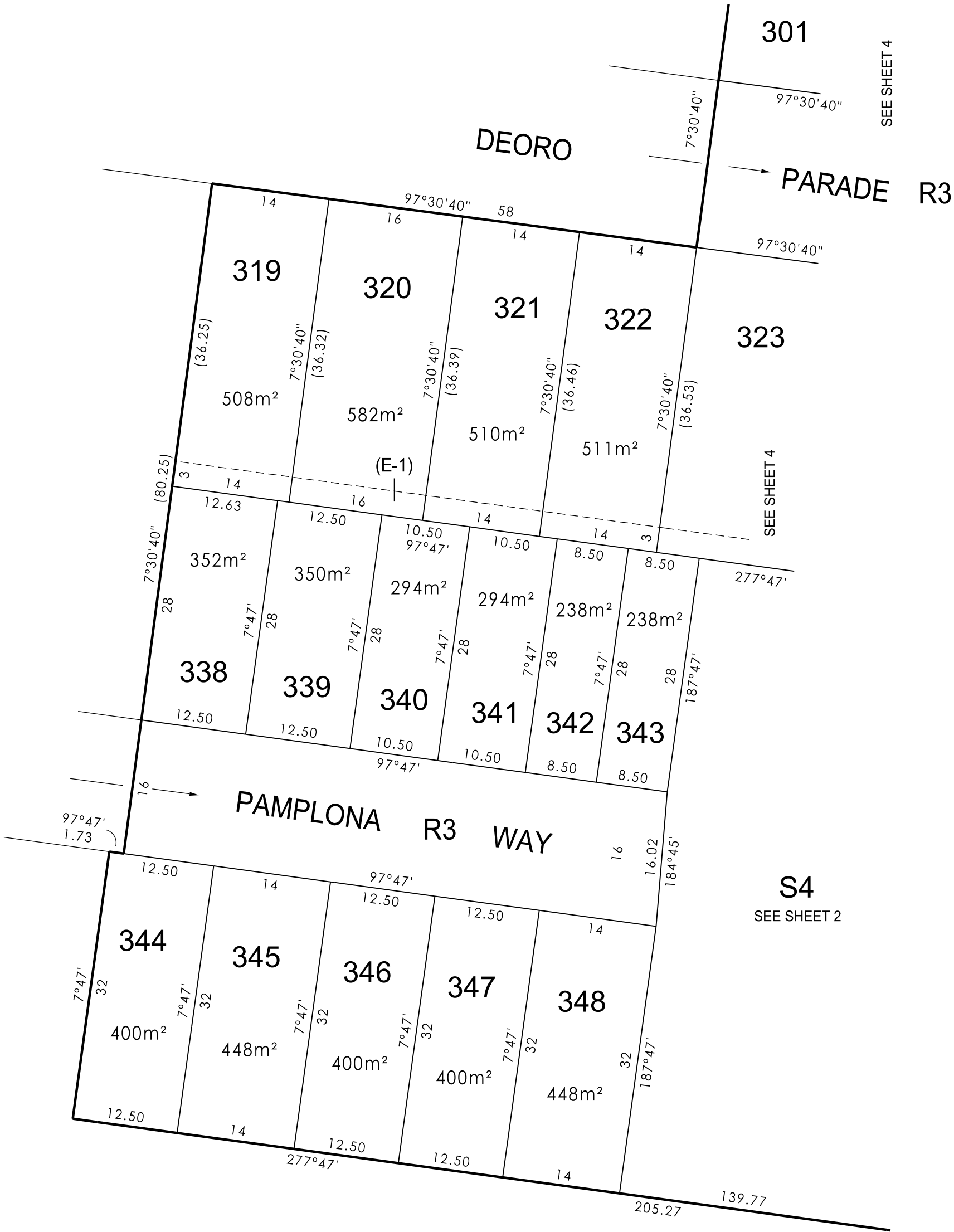
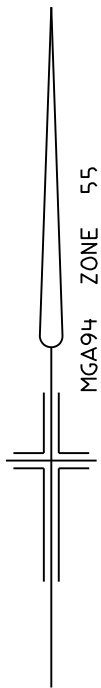
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SURVEYOR: SIMON P COX

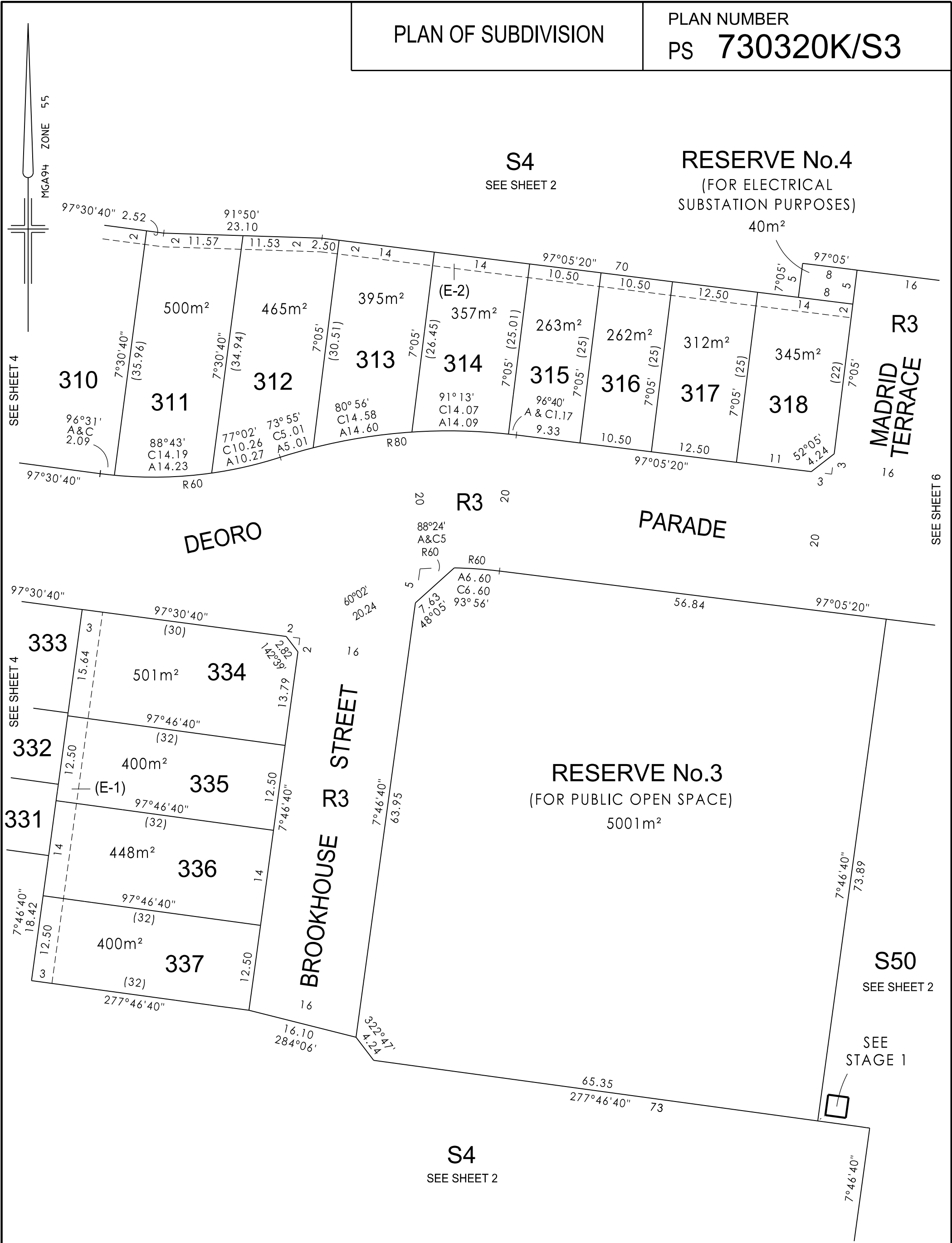
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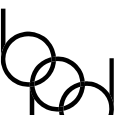
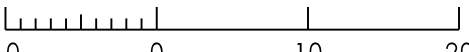
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SHEET SIZE A3

SHEET 2





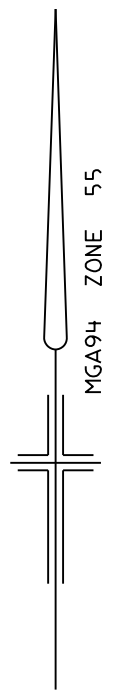


 <div>Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au</div>	SCALE  1:500	 <div>LENGTHS ARE IN METRES</div>	ORIGINAL SHEET SIZE A3	SHEET 5
	SURVEYOR: SIMON P COX		REF: 8974/3	
			VERSION: 9	

RESERVE No.4

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 730320K/S3



SEE SHEET 5

SEE SHEET 5

S4  
SEE SHEET 2

S4  
SEE SHEET 2

S4  
SEE SHEET 2

RESERVE No.3

S50  
SEE SHEET 2



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SCALE  
1:500



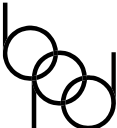
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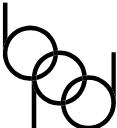
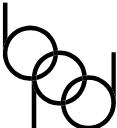
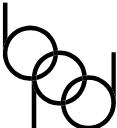
SURVEYOR: SIMON P COX

VERSION: 9


ORIGINAL  
SHEET SIZE A3

SHEET 6

		PLAN OF SUBDIVISION		PLAN NUMBER PS 730320K/S3		
<div>SUBDIVISION ACT 1988</div> <div>CREATION OF RESTRICTION</div>						
Upon registration of this plan, the following restriction is to be created.						
Land to benefit:		Lots 301 to 359 (both inclusive)				
Land to be burdened:		Lots 301 to 359 (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 PO Box 356 Mont Albert Vic 3127 (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;						
CONTINUED SEE SHEET 8						
<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 7
		SURVEYOR: SIMON P COX			REF: 8974/3	
		VERSION: 9				

		PLAN OF SUBDIVISION		PLAN NUMBER PS 730320K/S3														
<div>CREATION OF RESTRICTION (CONTINUED)</div> <div><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><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></div><div><div>(iv) Build or cause to be built or allow to be built or allow to remain a garage;</div><div><div>(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.</div><div>(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 314 to 318 (both inclusive), lots 328-330 (both inclusive), lots 349-352 (both inclusive) and lots 357-359 (both inclusive) where the garage must not be setback between 3.0 metres and 5.0 metres from the primary frontage.</div></div></div><div><div>(v) Build or cause to be built or allow to be built or allow to remain any fencing:</div><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 4 of the Building Regulations 2006 in relation to overlooking.</div></div></div></div></div><div><div>(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.</div><div>(vii) Use the said lot in any way that is not in accordance with the "Delaray Building Design Guidelines."</div></div></div> <table><tr><td rowspan="3"><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></td><td>SCALE</td><td></td><td>ORIGINAL SHEET SIZE A3</td><td>SHEET 8</td></tr><tr><td colspan="2">SURVEYOR: SIMON P COX</td><td colspan="2">REF: 8974/3</td></tr><tr><td colspan="2">VERSION: 9</td><td colspan="2"></td></tr></table>						 <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>	SCALE		ORIGINAL SHEET SIZE A3	SHEET 8	SURVEYOR: SIMON P COX		REF: 8974/3		VERSION: 9			
 <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>	SCALE		ORIGINAL SHEET SIZE A3	SHEET 8														
	SURVEYOR: SIMON P COX		REF: 8974/3															
	VERSION: 9																	



OWNERS CORPORATION SCHEDULE										PS 730320K/S3			
Owners Corporation No.				1			Plan No.			PS 730320K/S3			
Land affected by Owners Corporation:				Lots:			All of the lots in the table below						
				Common Property No.:			1						
Limitations of Owners Corporation:				Unlimited									
Notations													
Nil													
Lot Entitlement and Lot Liability										Total	5000	1251	
Lot	Entitlement	Liability		Lot	Entitlement	Liability		Lot	Entitlement	Liability	Lot	Entitlement	Liability
101-129(BI)				345	10	10							
(STAGE 1)	290	290		346	10	10							
				347	10	10							
201-237(B1)				348	10	10							
(STAGE 2)	370	370		349	10	10							
				350	10	10							
301	10	10		351	10	10							
302	10	10		352	10	10							
303	10	10		353	10	10							
304	10	10		354	10	10							
305	10	10		355	10	10							
306	10	10		356	10	10							
307	10	10		357	10	10							
308	10	10		358	10	10							
309	10	10		359	10	10							
310	10	10											
311	10	10		S4	3750	1							
312	10	10											
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				SURVEYOR: SIMON P COX VERSION: 9									