

	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 730320K/S4
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LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: ----- SECTION: ----- CROWN ALLOTMENT: ----- CROWN PORTION: 41 (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT S4 PS730320K (STAGE 3) POSTAL ADDRESS: (at time of subdivision) PAMPLONA WAY CLYDE NORTH, 3978 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 353980 ZONE: 55 N: 5780650 DATUM: GDA94	COUNCIL NAME: CASEY CITY COUNCIL
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VESTING OF ROADS OR RESERVES		NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON	THIS IS A SPEAR PLAN TANGENT POINTS ARE SHOWN THUS:  TOTAL ROAD R4 AREA IS 6674m² 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 400 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN	
ROAD R4	CASEY CITY COUNCIL		
NOTATIONS			
DEPTH LIMITATION DOES NOT APPLY			
SURVEY: THIS PLAN IS BASED ON SURVEY VIDE AP131468N THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). 12, 96 & 103 LAND IN PROCLAIMED SURVEY AREA No. 71 STAGING THIS IS A STAGED SUBDIVISION PLANNING PERMIT No. PLNA00753/14			

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	STAGE: 4	AREA: 2.342 ha	No. OF LOTS: 45	MELWAY: 135 A5
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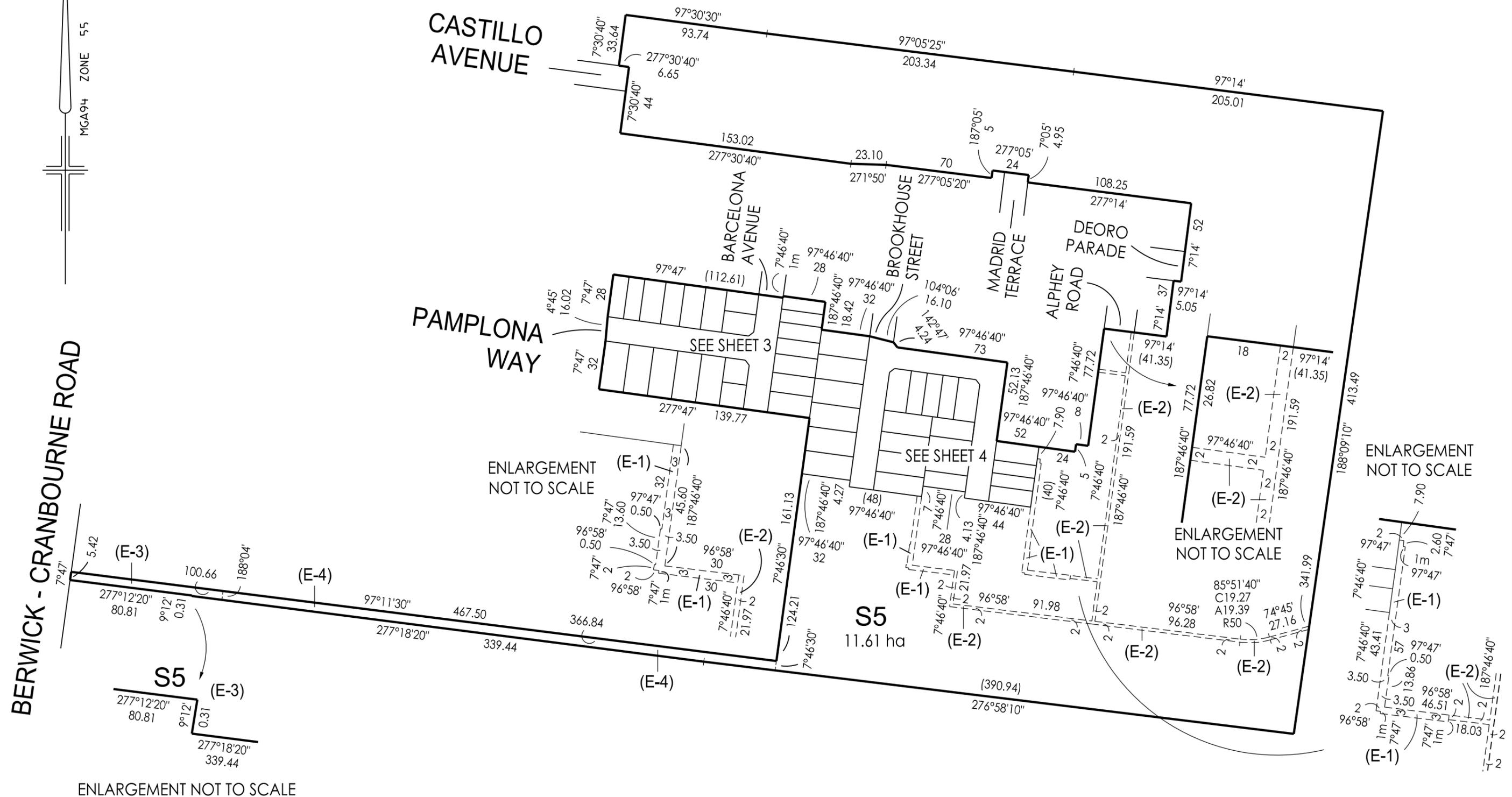
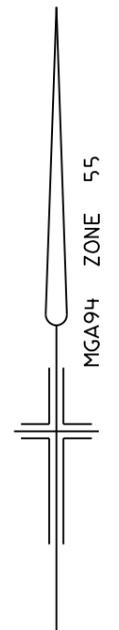
EASEMENT INFORMATION

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: 06/06/16	REF: 8974/4	CKD L.W.	ORIGINAL SHEET SIZE A3	SHEET 1 OF 7 SHEETS
	SURVEYOR: SIMON P COX			VERSION: 7	

PLAN OF SUBDIVISION

PLAN NUMBER
PS 730320K/S4

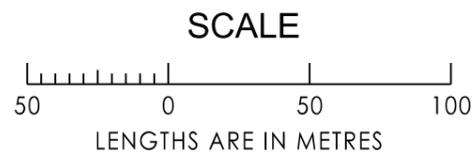


ENLARGEMENT NOT TO SCALE



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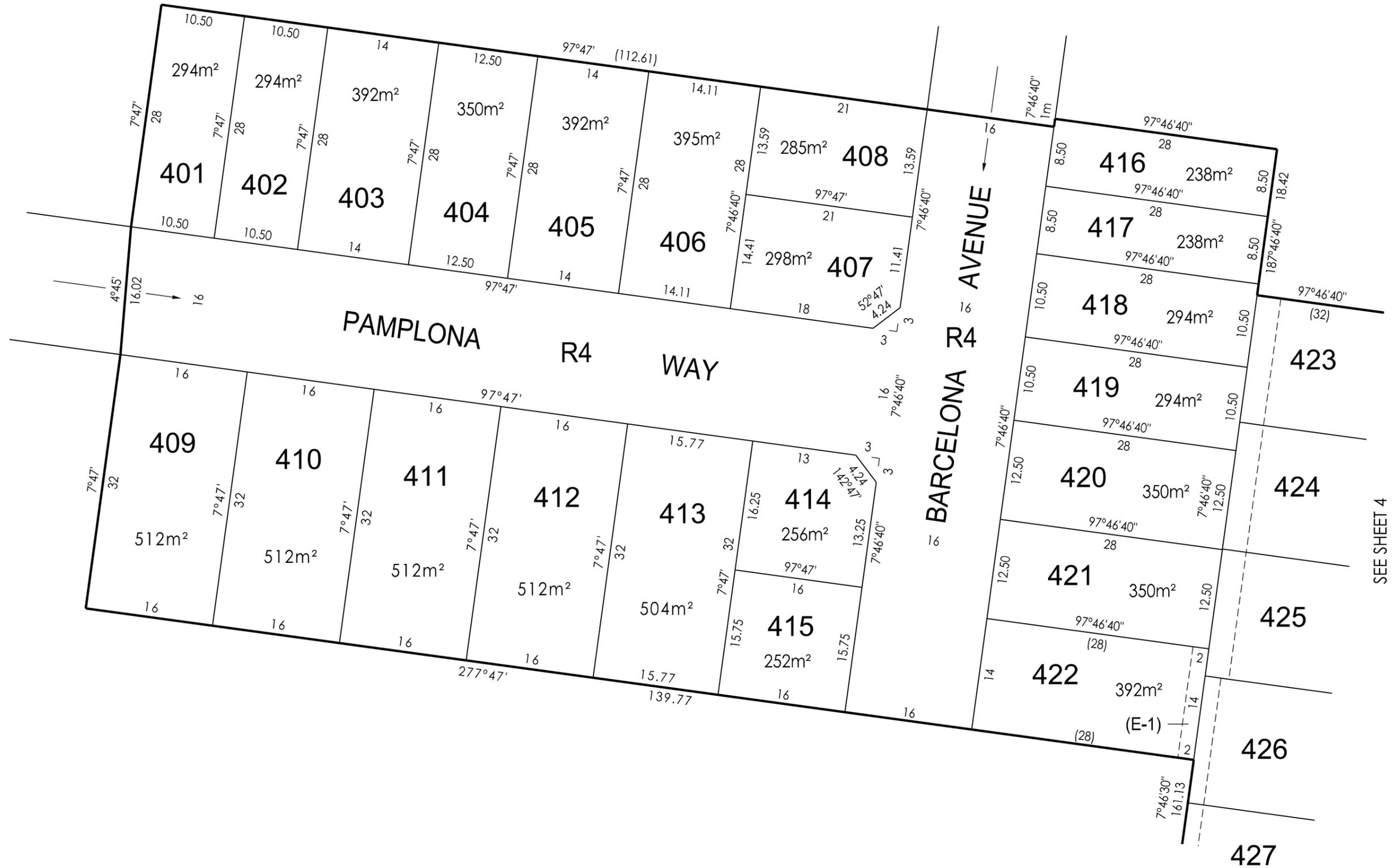
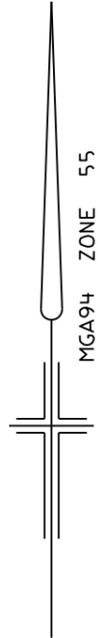
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SHEET 2

PLAN OF SUBDIVISION

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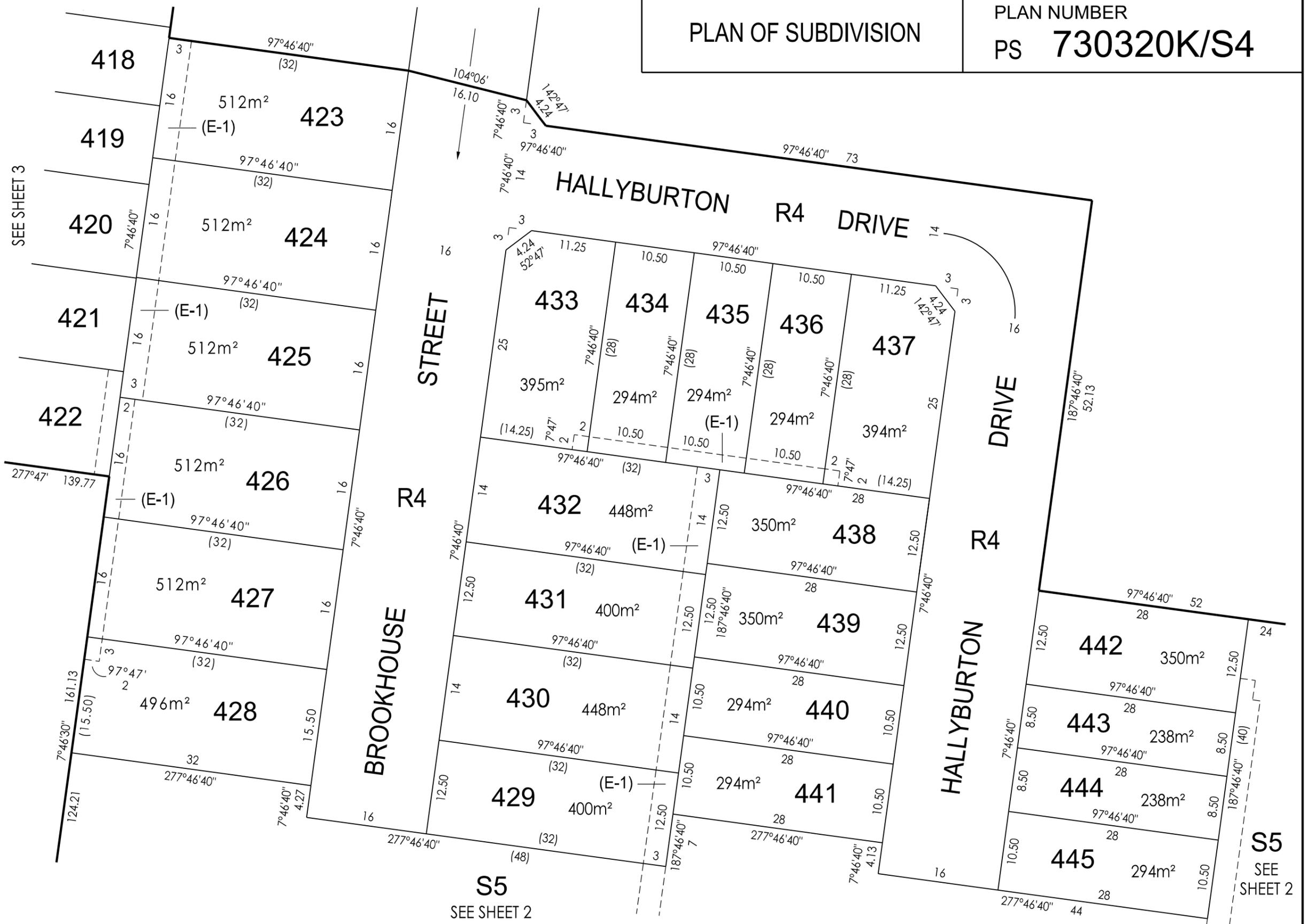
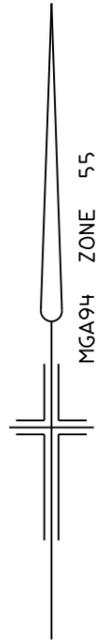
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SHEET 3

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SHEET 4

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

Land to benefit: Lots 401 to 445 (both inclusive).

Land to be burdened: Lots 401 to 445 (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 6



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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) 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 407, 408, 414 and 415 where the garage must not be setback between 3.0 metres and 5.0 metres from the 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 4 of the Building Regulations 2006 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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OWNERS CORPORATION SCHEDULE

PS730320K/S4

Owners Corporation No. 1 Plan No. PS730320K/S4

Land affected by Owners Corporation: Lots: All of the lots in the table below
Common Property No.: No. 1

Limitations of Owners Corporation: Unlimited

Notations

(BI) DENOTES - (BOTH INCLUSIVE)

Lot Entitlement and Lot Liability

Total 5000 1701

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
101-129(BI) (STAGE 1)	290	290	442	10	10						
			443	10	10						
			444	10	10						
201-237(BI) (STAGE 2)	370	370	445	10	10						
			S5	3300	1						
301-359(BI) (STAGE 3)	590	590									
401	10	10									
402	10	10									
403	10	10									
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405	10	10									
406	10	10									
407	10	10									
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