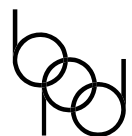
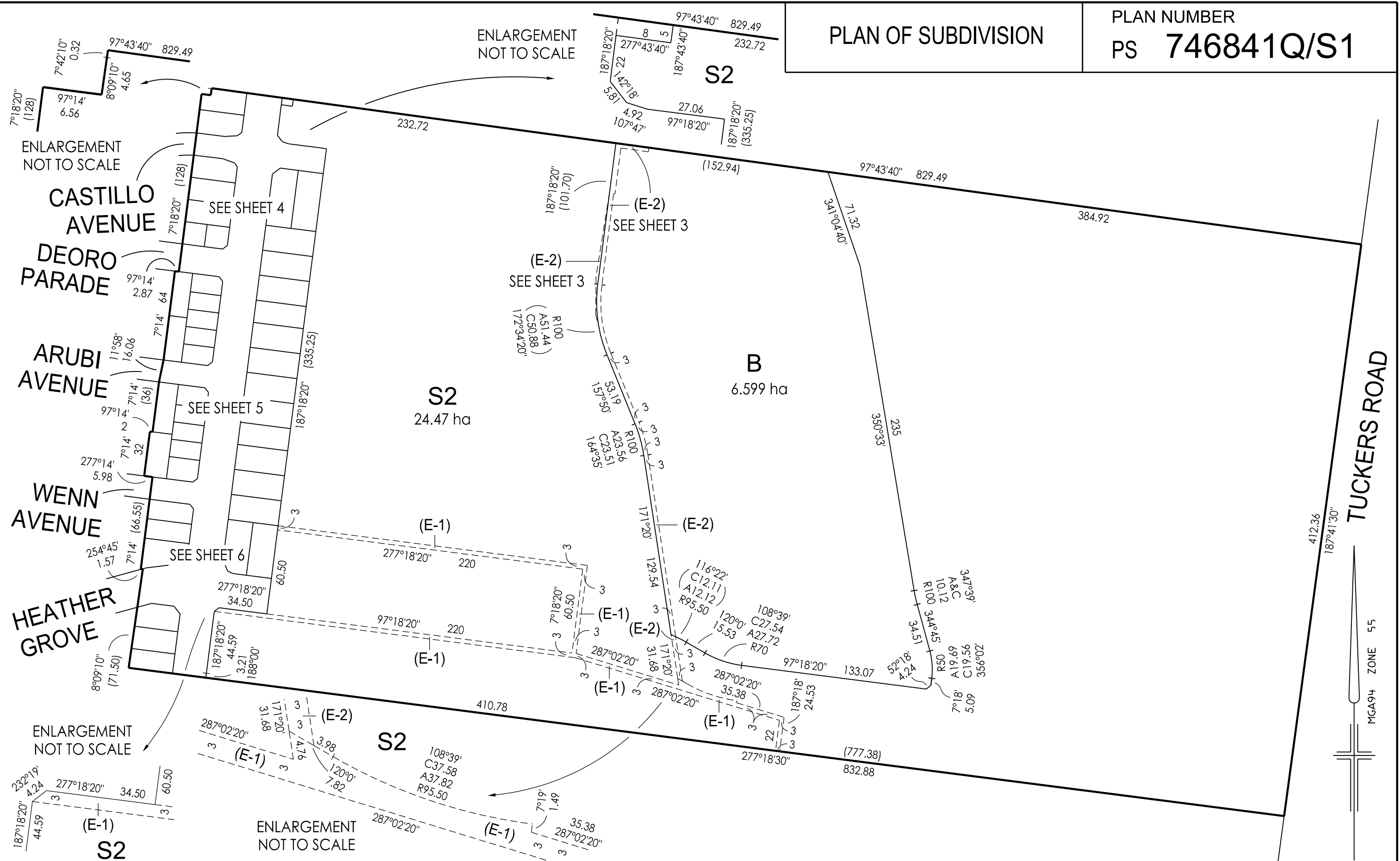


	PLAN OF SUBDIVISION		LRS USE ONLY EDITION		PLAN NUMBER PS 746841Q/S1	
LOCATION OF LAND			Council Name: Casey City Council			
PARISH: CRANBOURNE			Council Reference Number: SubA00300/16 Planning Permit Reference: Pln00753/14 SPEAR Reference Number: S090745M			
TOWNSHIP: -----			Certification			
SECTION: -----			This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 09/02/2017			
CROWN ALLOTMENT: -----			Public Open Space			
CROWN PORTION: 41 (PART) AND 50 (PART)			A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied			
TITLE REFERENCES: VOL 8696 FOL 244 VOL 11874 FOL 796			Digitally signed by: Vanessa Tarr for Casey City Council on 25/10/2017			
LAST PLAN REFERENCE: LOT 3 LP78726 LOT C ON PS730320K/S8						
POSTAL ADDRESS: 275 TUCKERS ROAD (at time of subdivision) CLYDE NORTH 3978						
MGA 94 CO-ORDINATES: E: 354370 ZONE: 55 (of approx. centre of plan) N: 5780620 DATUM: GDA94						
VESTING OF ROADS OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		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. LOT S1, LOT A AND LOTS 1 TO 900 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. THIS IS A SPEAR PLAN TOTAL ROAD AREA IS 1.540 ha FURTHER PURPOSE OF PLAN: TO REMOVE THAT PART OF (E-1) SHOWN ON LP78726 WHICH LIES WITHIN THE LAND IN THIS PLAN GROUND'S FOR REMOVAL: CASEY CITY COUNCIL PERMIT No. PLNA00753/14.		
ROAD R9 RESERVE No. 91		CASEY CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD				
NOTATIONS						
DEPTH LIMITATION 15.24m BELOW THE SURFACE APPLIES TO CROWN PORTION 50 (PART)						
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 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 9		AREA: 3.657 ha		No. OF LOTS: 43		
				MELWAY: 135:B: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	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		
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: 8974/9		VERSION: 11		
CHECKED AT		DATE: 24/10/17		ORIGINAL SHEET SIZE A3		
		Digitally signed by: Simon Patrick Cox (Breese Pitt Dixon Pty Ltd), Surveyor's Plan Version (11), 24/10/2017, SPEAR Ref: S090745M		SHEET 1 OF 9 SHEETS		

PLAN OF SUBDIVISION

PLAN NUMBER

PS 746841Q/S1



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1/19 Cato Street
Hawthorn East Vic 3123
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SCALE

1:2500



REF: 8974/9

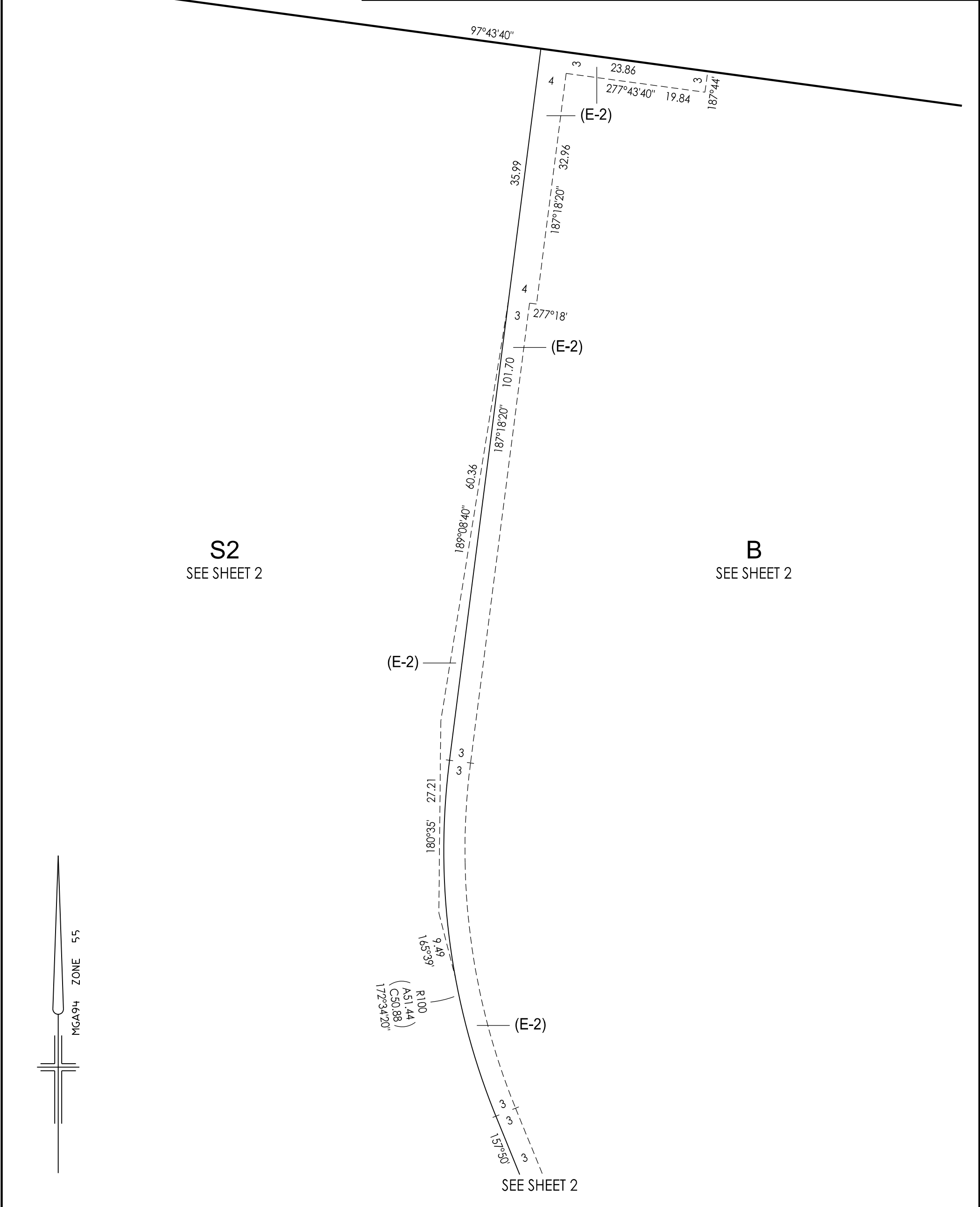
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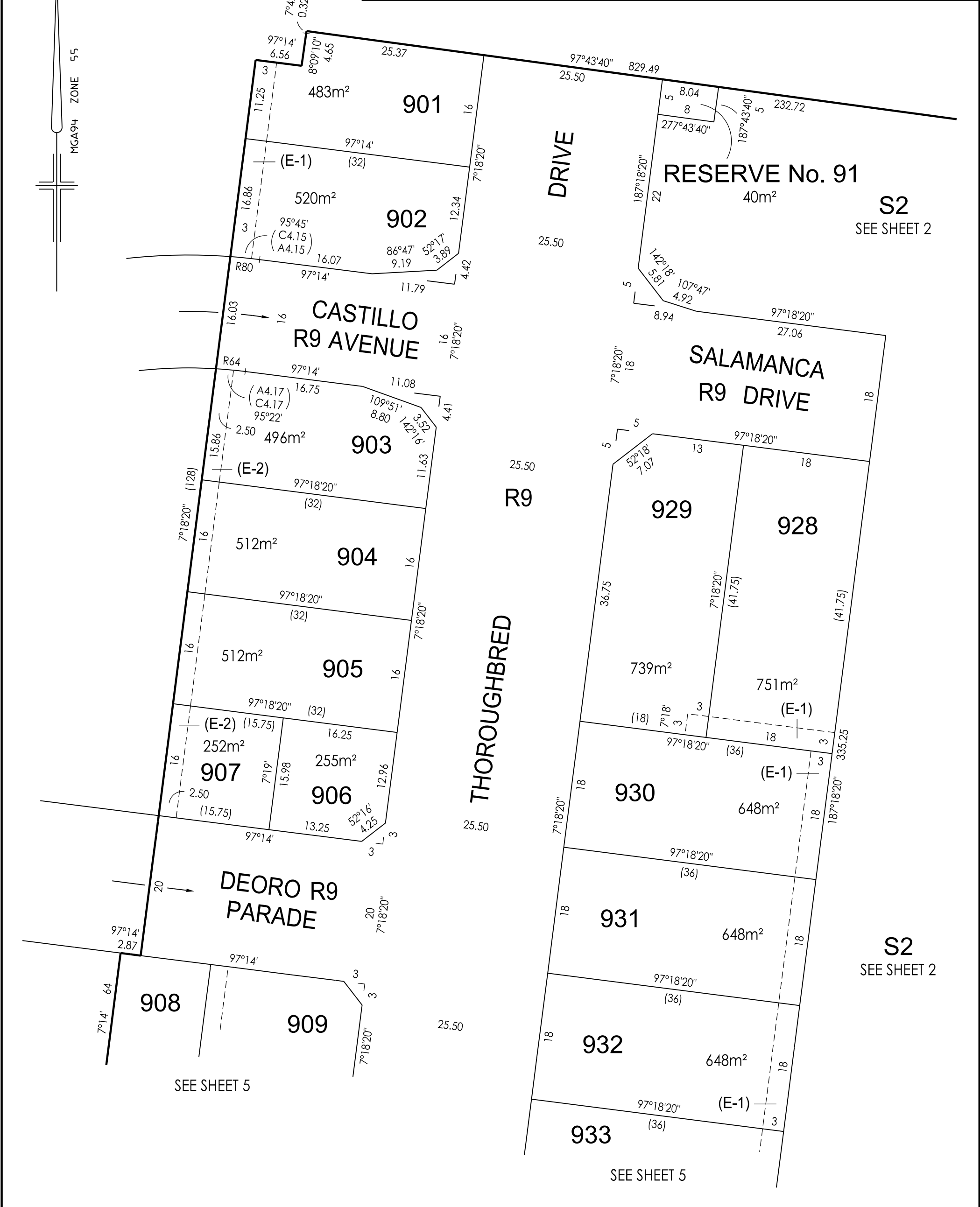
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SHEET 2

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25/10/2017,
SPEAR Ref: S090745M





PS 746841Q/S1

SEE SHEET 4

DRIVE

R9

THOROUGHBRED

S2

SEE SHEET 2

SEE SHEET 6

1:500



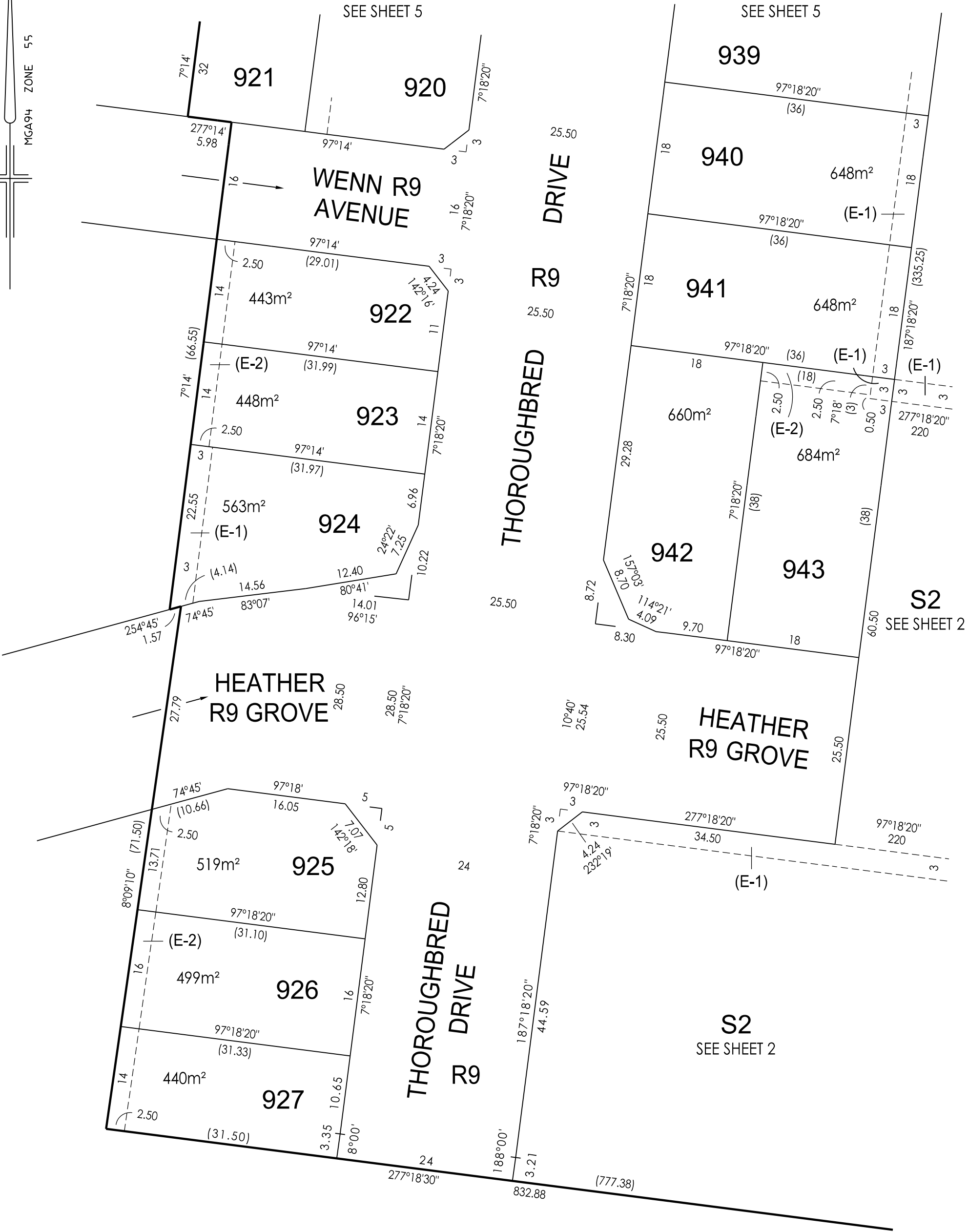
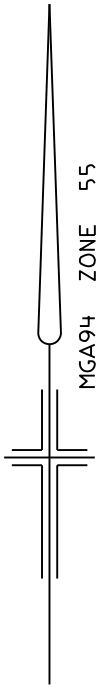
SHEET 5

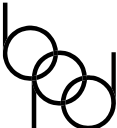
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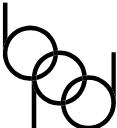
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		PLAN OF SUBDIVISION		PLAN NUMBER PS 746841Q/S1	
<div>SUBDIVISION ACT 1988</div> <div>CREATION OF RESTRICTION</div> <div>Upon registration of this plan, the following restriction is to be created.</div> <div>Land to benefit: Lots 901 to 943 (both inclusive).</div> <div>Land to be burdened: Lots 901 to 943 (both inclusive).</div> <div>For the purpose of description:</div> <div>(i) Primary frontage means<div>(A) In the case of a lot where only one boundary of that lot abuts a road, the boundary that abuts the road.</div><div>(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.</div></div> <div>Description of Restriction:</div> <div>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:</div> <div>(i) Build or cause to be built or allow to be built or allow to remain;<div>(A) more than one private dwelling (which expression shall include a house, apartment, unit or flat);</div><div>(B) in the case of lots 909 to 913 (both inclusive) and 916 to 920 (both inclusive) any private dwelling unless such dwelling is greater than single storey;</div></div> <div>(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:<div>(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;</div><div>(B) in the case of lots 901 to 927 (both inclusive) 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;</div><div>(C) in the case of lots 928 to 943 (both inclusive) the plans comply with the Delaray Waters Building Design Guidelines, a copy of which can be obtained from website at www.delaray.com.au/guidelinesdelaraywaters.htm;</div><div>(D) 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;<div>(a) in the case of lots 901 to 927 (both inclusive) with the "Delaray Building Design Guidelines" prior to the commencement of works;</div><div>(b) in the case of lots 928 to 943 (both inclusive) with the "Delaray Waters Building Design Guidelines" prior to the commencement of works;</div></div></div> <div>CONTINUED SEE SHEET 8</div>					
<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
				REF: 8974/9	VERSION: 11
		Digitally signed by: Simon Patrick Cox (Breese Pitt Dixon Pty Ltd), Surveyor's Plan Version (11), 24/10/2017, SPEAR Ref: S090745M		Digitally signed by: Casey City Council, 25/10/2017, SPEAR Ref: S090745M	

		PLAN OF SUBDIVISION		PLAN NUMBER PS 746841Q/S1	
<div>CREATION OF RESTRICTION (CONTINUED)</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 906, 907, 909 to 913 (both inclusive) and 916 to 920 (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) in the case of lots 901 to 927 (both inclusive) use the said lot in any way that is not in accordance with the "Delaray Building Design Guidelines."</div><div>(viii) in the case of lots 928 to 943 (both inclusive) use the said lot in any way that is not in accordance with the "Delaray Waters Building Design Guidelines."</div></div>					
<div><div></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 8
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		Digitally signed by: Casey City Council, 25/10/2017, SPEAR Ref: S090745M			

OWNERS CORPORATION SCHEDULE							PS746841Q/S1																			
Owners Corporation No.			1			Plan No.			PS746841Q/S1																	
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>1720</td><td>431</td></tr><tr><td>Previous stages</td><td>0</td><td>0</td></tr><tr><td>Overall Total</td><td>1720</td><td>431</td></tr></table>												Totals				Entitlement	Liability	This schedule	1720	431	Previous stages	0	0	Overall Total	1720	431
Totals																										
	Entitlement	Liability																								
This schedule	1720	431																								
Previous stages	0	0																								
Overall Total	1720	431																								
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942	10	10																								
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S2	1290	1																								
<div><div><div>Breese Pitt Dixon Pty Ltd</div><div>1/19 Cato Street</div><div>Hawthorn East Vic 3123</div><div>Ph: 8823 2300 Fax: 8823 2310</div><div>www.bpd.com.au info@bpd.com.au</div></div></div>				REF: 8974/9								SHEET 9														
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