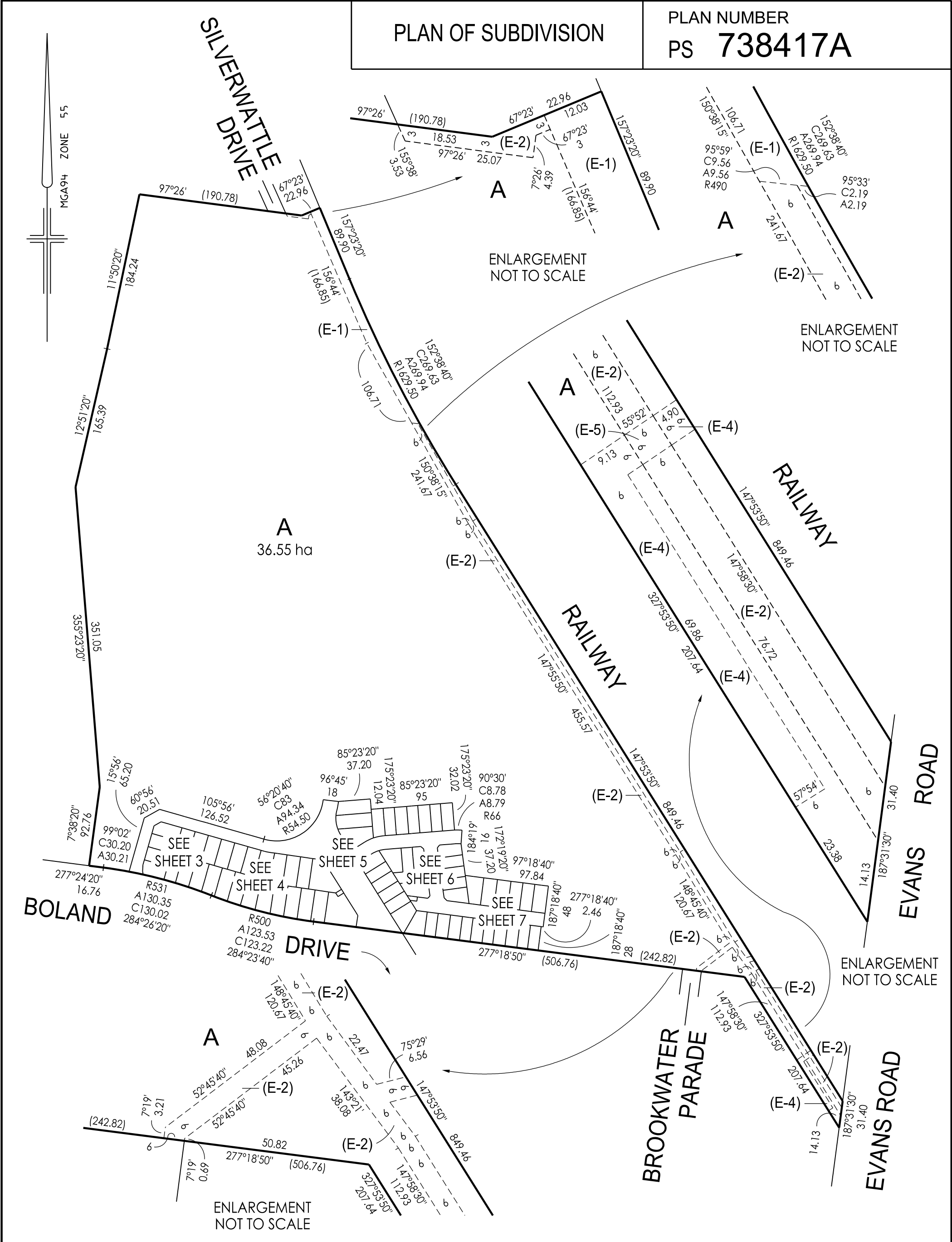


	PLAN OF SUBDIVISION		LRS USE ONLY EDITION		PLAN NUMBER PS 738417A	
LOCATION OF LAND				Council Name: Casey City Council		
PARISH: LYNDHURST				Council Reference Number: SubA00335/16		
TOWNSHIP: - - - - -				Planning Permit Reference: PlnA00983/14		
SECTION: - - - - -				SPEAR Reference Number: S092114T		
CROWN ALLOTMENT: - - - - -				Certification		
CROWN PORTION: 22 AND 23 AND 43 (PARTS)				This plan is certified under section 11 (7) of the Subdivision Act 1988		
				Date of original certification under section 6: 08/06/2017		
				Public Open Space		
				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.11559 FOL.546				Digitally signed by: Michele Annette Scarlett for Casey City Council on 16/07/2018		
VOL.11112 FOL.019						
LAST PLAN REFERENCE: LOT A ON PS720123T						
RESERVE No. 2 ON PS609854X						
POSTAL ADDRESS: 405 EVANS ROAD						
(at time of subdivision) LYNDHURST 3975						
MGA 94 CO-ORDINATES: E: 346720 ZONE: 55						
(of approx. centre of plan) N: 5784840 DATUM: GDA94						
VESTING OF ROADS OR RESERVES				NOTATIONS		
IDENTIFIER		COUNCIL/BODY/PERSON		THIS IS A SPEAR PLAN		
ROAD R1		CASEY CITY COUNCIL		TANGENT POINTS ARE SHOWN THUS: ———— ↗		
RESERVE No. 1		AUSNET ELECTRICITY				
RESERVE No. 2		SERVICES PTY LTD		LOTS 1 TO 300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN		
		AUSNET ELECTRICITY				
		SERVICES PTY LTD				
NOTATIONS				FURTHER PURPOSE OF PLAN		
DEPTH LIMITATION DOES NOT APPLY				TO REMOVE THE RESERVE STATUS OF THE LAND SHOWN AS		
SURVEY: THIS PLAN IS BASED ON SURVEY VIDE PS720123T				RESERVE No. 2 ON PS609854X, RESUBDIVIDE AND INCLUDE		
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS				AS PART OF LOT A ON THIS PLAN.		
No. LYNDHURST PM238				AUTHORITY		
IN PROCLAIMED SURVEY AREA No. 45				CASEY CITY COUNCIL PERMIT Pln A00824/16		
STAGING				TOTAL ROAD AREA IS 1.493 ha		
THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.						
ESTATE: AQUAREVO 3		AREA: 5.005 ha		No. OF LOTS: 71		MELWAY: 129:C:6
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		
(E-3)	POWER LINE	SEE PLAN	THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD		
(E-4)	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION		
(E-5)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION		
(E-5)	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION		
Breese Pitt Dixon Pty Ltd		REF: 8766/3		ORIGINAL SHEET		SHEET 1 OF 9 SHEETS
1/19 Cato Street		VERSION: 8		SIZE A3		
Hawthorn East Vic 3123		Digitally signed by: Simon Patrick Cox (Breese Pitt Dixon Pty Ltd),				
Ph: 8823 2300 Fax: 8823 2310		Surveyor's Plan Version (8),				
www.bpd.com.au info@bpd.com.au		05/07/2018, SPEAR Ref: S092114T				
CHECKED AT	DATE: 03/07/18					

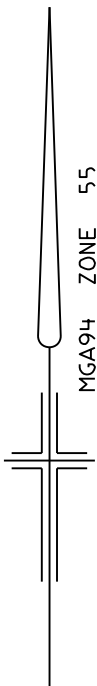
PLAN OF SUBDIVISION

PLAN NUMBER
PS 738417A



PLAN OF SUBDIVISION

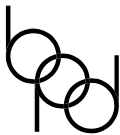
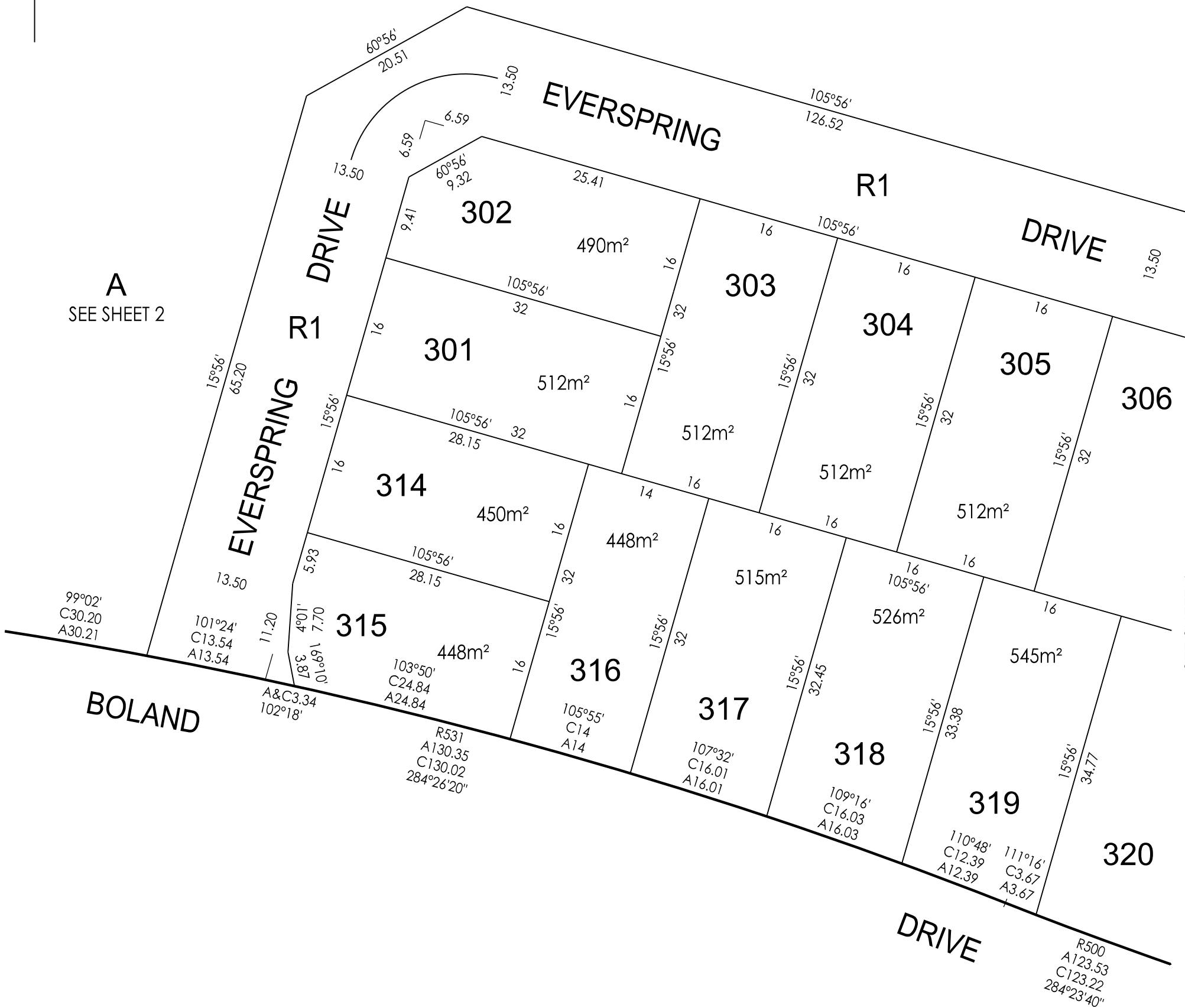
PLAN NUMBER
PS 738417A



A
SEE SHEET 2

A
SEE SHEET 2

SEE SHEET 4



Breese Pitt Dixon Pty Ltd
1/19 Cato Street
Hawthorn East Vic 3123
Ph: 8823 2300 Fax: 8823 2310
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SCALE

1:500



LENGTHS ARE IN METRES

ORIGINAL
SHEET SIZE A3

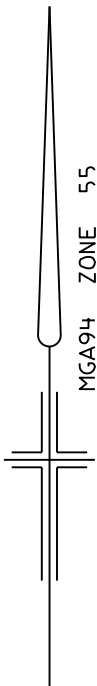
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REF: 8766/3

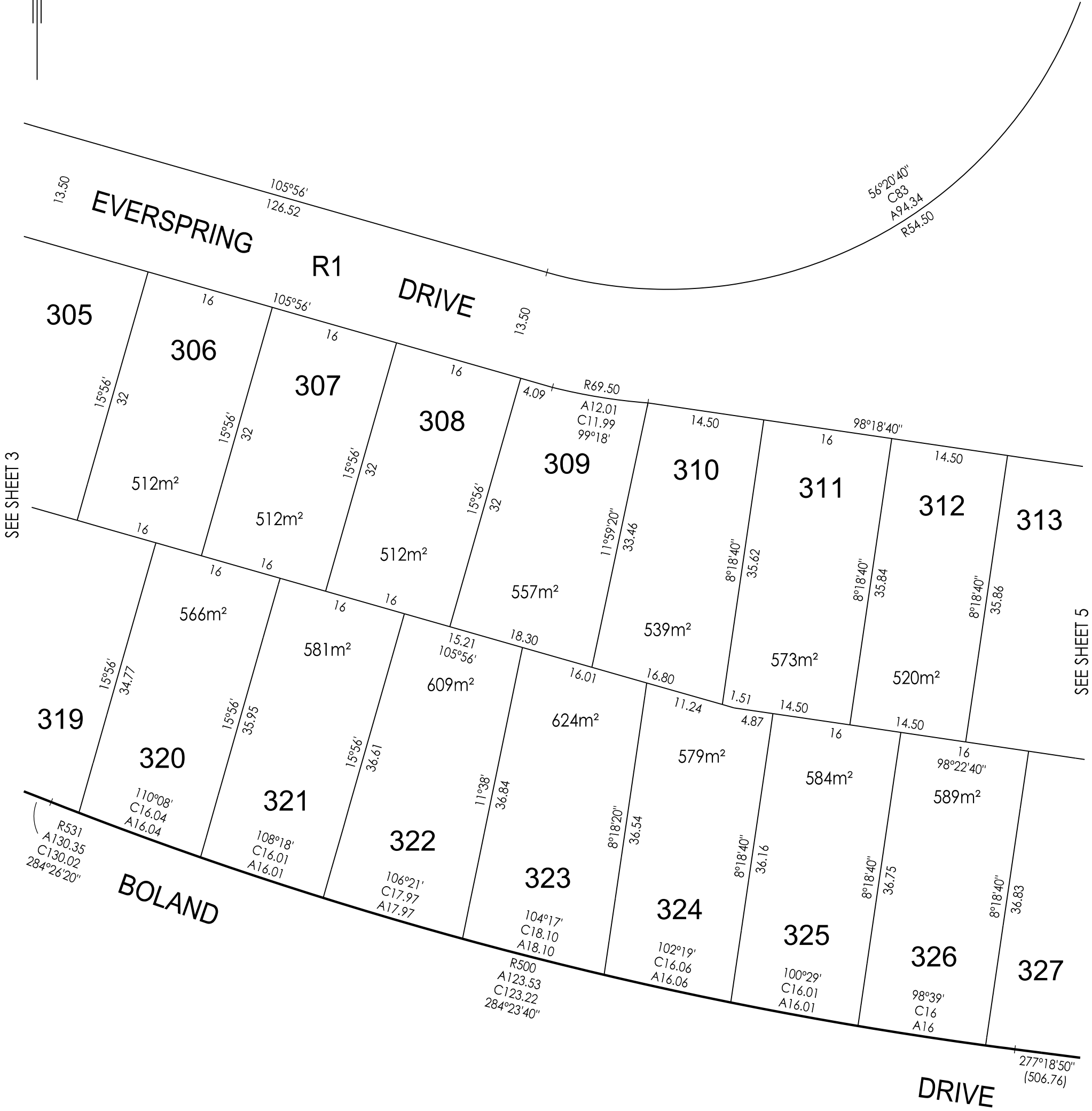
VERSION: 8

Digitally signed by: Simon Patrick Cox (Breese Pitt Dixon Pty Ltd),
Surveyor's Plan Version (8),
05/07/2018, SPEAR Ref: S092114T

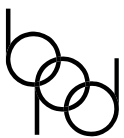
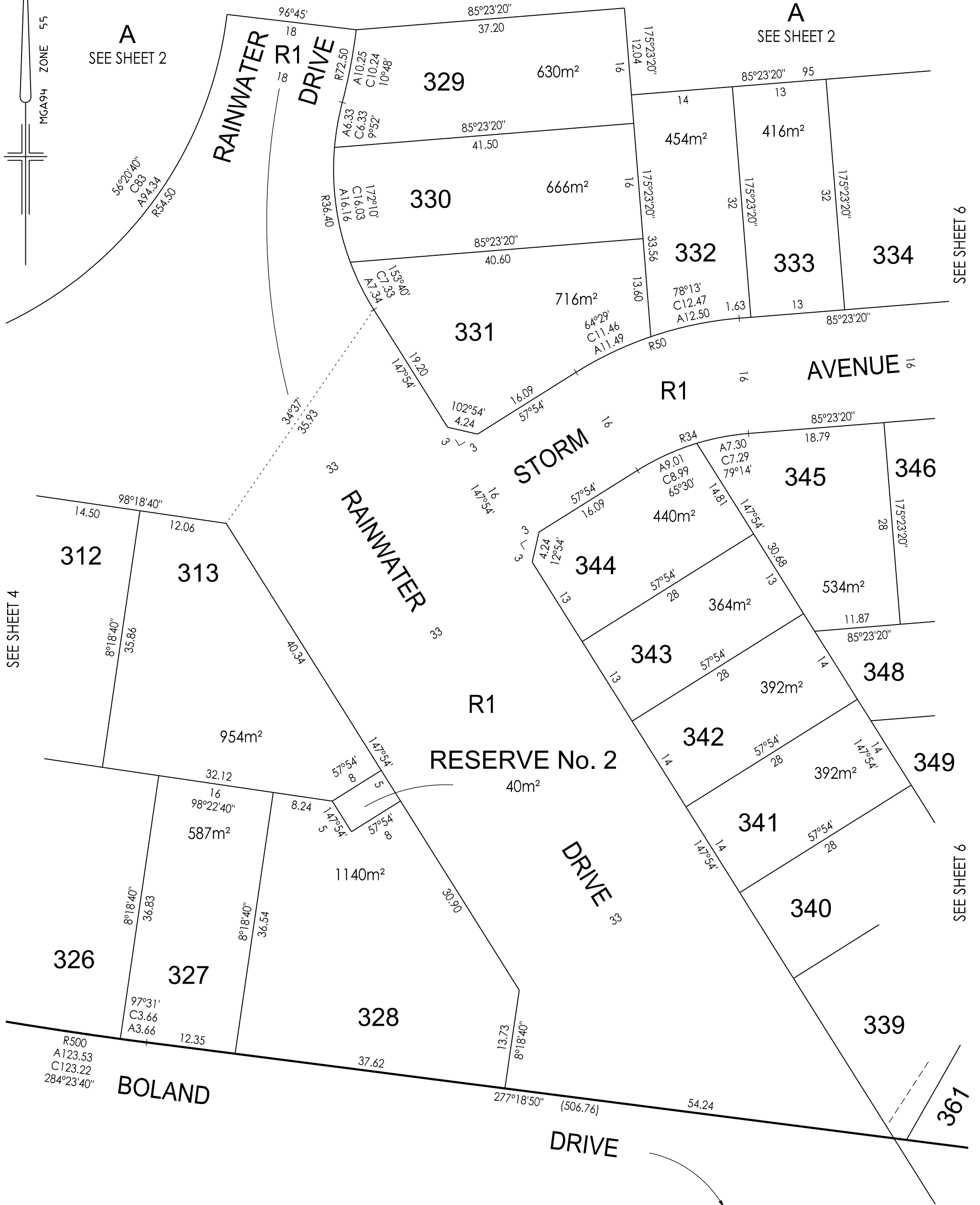
Digitally signed by:
Casey City Council,
16/07/2018,
SPEAR Ref: S092114T



A
SEE SHEET 2



PLAN NUMBER
PS **738417A**



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ORIGINAL
SHEET SIZE A3

SHEET 5

REF: 8766/3

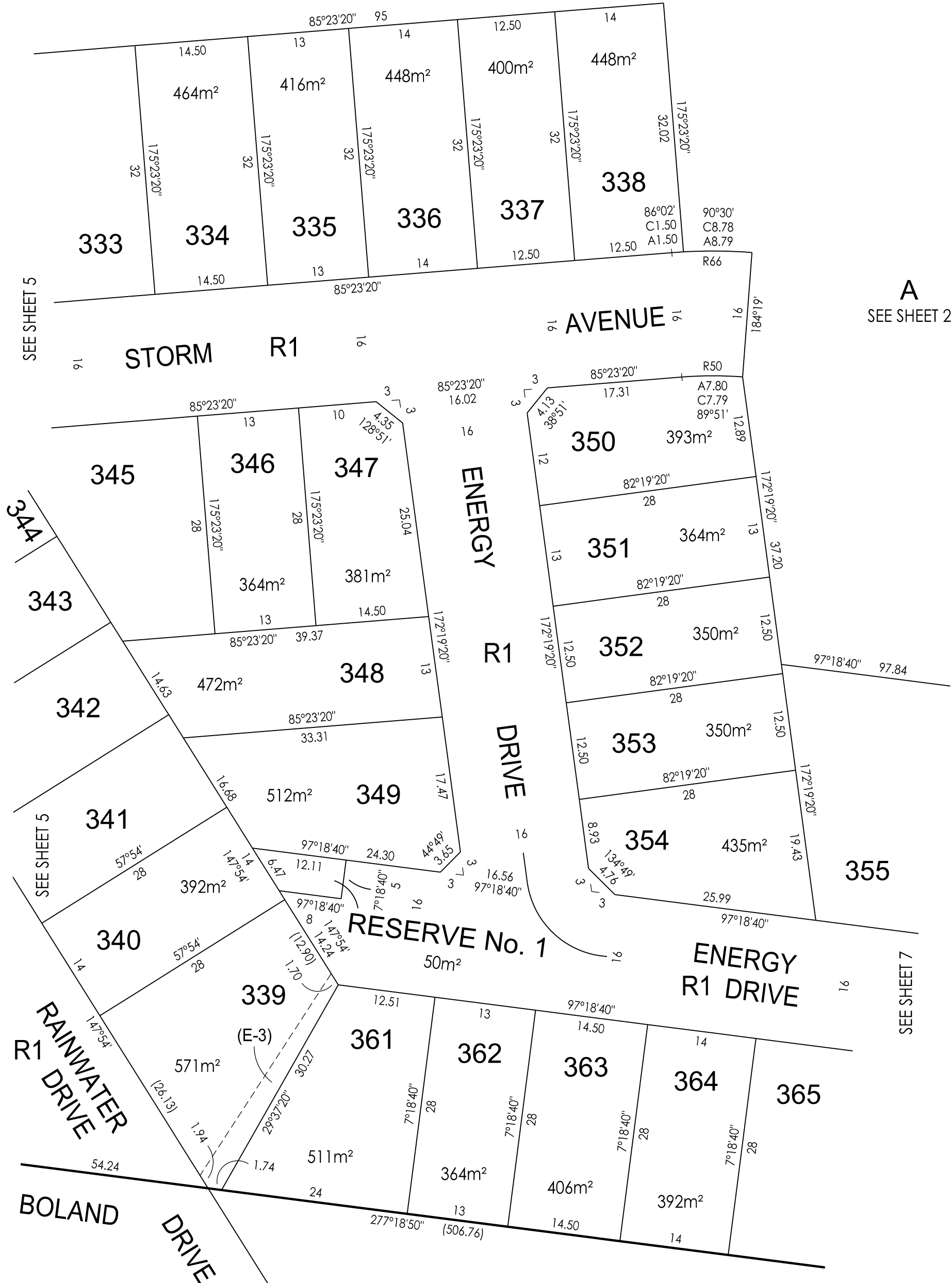
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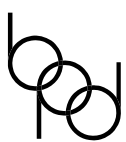
PLAN NUMBER
PS **738417A**

A
SEE SHEET 2



SEE SHEET 7

MGA94 ZONE 55



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Hawthorn East Vic 3123
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ORIGINAL SHEET SIZE A3
REF: 8766/3

SHEET 6

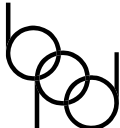
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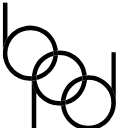
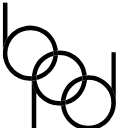
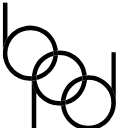
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Casey City Council,
16/07/2018,
SPEAR Ref: S092114T

SEE SHEET 6



		PLAN OF SUBDIVISION		PLAN NUMBER PS 738417A																																																																																																																																																			
<div>SUBDIVISION ACT 1988</div> <div>CREATION OF RESTRICTION</div>																																																																																																																																																							
THE BURDENED LOTS AND BENEFITTED LOTS OF THIS RESTRICTION ARE:																																																																																																																																																							
<table><tr><th>BURDENED LOT No:</th><th>BENEFITTING LOTS:</th></tr><tr><td>301</td><td>302, 303, 314, 316</td></tr><tr><td>302</td><td>301, 303</td></tr><tr><td>303</td><td>301, 302, 304, 316, 317</td></tr><tr><td>304</td><td>303, 305, 317, 318</td></tr><tr><td>305</td><td>304, 306, 318, 319</td></tr><tr><td>306</td><td>305, 307, 319, 320</td></tr><tr><td>307</td><td>306, 308, 320, 321</td></tr><tr><td>308</td><td>307, 309, 321, 322</td></tr><tr><td>309</td><td>308, 310, 322, 323</td></tr><tr><td>310</td><td>309, 311, 323, 324</td></tr><tr><td>311</td><td>310, 312, 324, 325</td></tr><tr><td>312</td><td>311, 313, 325, 326</td></tr><tr><td>313</td><td>312, 326, 327, 328</td></tr><tr><td>314</td><td>301, 315, 316</td></tr><tr><td>315</td><td>314, 316</td></tr><tr><td>316</td><td>301, 303, 314, 315, 317</td></tr><tr><td>317</td><td>303, 304, 316, 318</td></tr><tr><td>318</td><td>304, 305, 317, 319</td></tr><tr><td>319</td><td>305, 306, 318, 320</td></tr><tr><td>320</td><td>306, 307, 319, 321</td></tr><tr><td>321</td><td>307, 308, 320, 322</td></tr><tr><td>322</td><td>308, 309, 321, 323</td></tr><tr><td>323</td><td>309, 310, 322, 324</td></tr><tr><td>324</td><td>310, 311, 323, 325</td></tr><tr><td>325</td><td>311, 312, 324, 326</td></tr><tr><td>326</td><td>312, 313, 325, 327</td></tr><tr><td>327</td><td>313, 326, 328</td></tr><tr><td>328</td><td>313, 327</td></tr><tr><td>329</td><td>330, 332</td></tr><tr><td>330</td><td>329, 331, 332</td></tr><tr><td>331</td><td>330, 332</td></tr><tr><td>332</td><td>329, 330, 331, 333</td></tr><tr><td>333</td><td>332, 334</td></tr><tr><td>334</td><td>333, 335</td></tr><tr><td>335</td><td>334, 336</td></tr><tr><td>336</td><td>335, 337</td></tr></table>			BURDENED LOT No:	BENEFITTING LOTS:	301	302, 303, 314, 316	302	301, 303	303	301, 302, 304, 316, 317	304	303, 305, 317, 318	305	304, 306, 318, 319	306	305, 307, 319, 320	307	306, 308, 320, 321	308	307, 309, 321, 322	309	308, 310, 322, 323	310	309, 311, 323, 324	311	310, 312, 324, 325	312	311, 313, 325, 326	313	312, 326, 327, 328	314	301, 315, 316	315	314, 316	316	301, 303, 314, 315, 317	317	303, 304, 316, 318	318	304, 305, 317, 319	319	305, 306, 318, 320	320	306, 307, 319, 321	321	307, 308, 320, 322	322	308, 309, 321, 323	323	309, 310, 322, 324	324	310, 311, 323, 325	325	311, 312, 324, 326	326	312, 313, 325, 327	327	313, 326, 328	328	313, 327	329	330, 332	330	329, 331, 332	331	330, 332	332	329, 330, 331, 333	333	332, 334	334	333, 335	335	334, 336	336	335, 337	<table><tr><th>BURDENED LOT No:</th><th>BENEFITTING LOTS:</th></tr><tr><td>337</td><td>336, 338</td></tr><tr><td>338</td><td>337</td></tr><tr><td>339</td><td>340, 361</td></tr><tr><td>340</td><td>339, 341, 349</td></tr><tr><td>341</td><td>340, 342, 348, 349</td></tr><tr><td>342</td><td>341, 343, 345, 348</td></tr><tr><td>343</td><td>342, 344, 345</td></tr><tr><td>344</td><td>343, 345</td></tr><tr><td>345</td><td>342, 343, 344, 346, 348</td></tr><tr><td>346</td><td>345, 347, 348</td></tr><tr><td>347</td><td>346, 348</td></tr><tr><td>348</td><td>341, 342, 345, 346, 347, 349</td></tr><tr><td>349</td><td>340, 341, 348</td></tr><tr><td>350</td><td>351</td></tr><tr><td>351</td><td>350, 352</td></tr><tr><td>352</td><td>351, 353, 355</td></tr><tr><td>353</td><td>352, 354, 355</td></tr><tr><td>354</td><td>353, 355</td></tr><tr><td>355</td><td>352, 353, 354, 356</td></tr><tr><td>356</td><td>355, 357</td></tr><tr><td>357</td><td>356, 358</td></tr><tr><td>358</td><td>357, 359</td></tr><tr><td>359</td><td>358, 360</td></tr><tr><td>360</td><td>359</td></tr><tr><td>361</td><td>339, 362</td></tr><tr><td>362</td><td>361, 363</td></tr><tr><td>363</td><td>362, 364</td></tr><tr><td>364</td><td>363, 365</td></tr><tr><td>365</td><td>364, 366</td></tr><tr><td>366</td><td>365, 367</td></tr><tr><td>367</td><td>366, 368</td></tr><tr><td>368</td><td>367, 369</td></tr><tr><td>369</td><td>368, 370</td></tr><tr><td>370</td><td>369, 371</td></tr><tr><td>371</td><td>370</td></tr></table>			BURDENED LOT No:	BENEFITTING LOTS:	337	336, 338	338	337	339	340, 361	340	339, 341, 349	341	340, 342, 348, 349	342	341, 343, 345, 348	343	342, 344, 345	344	343, 345	345	342, 343, 344, 346, 348	346	345, 347, 348	347	346, 348	348	341, 342, 345, 346, 347, 349	349	340, 341, 348	350	351	351	350, 352	352	351, 353, 355	353	352, 354, 355	354	353, 355	355	352, 353, 354, 356	356	355, 357	357	356, 358	358	357, 359	359	358, 360	360	359	361	339, 362	362	361, 363	363	362, 364	364	363, 365	365	364, 366	366	365, 367	367	366, 368	368	367, 369	369	368, 370	370	369, 371	371	370
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<p>Upon registration of this plan, the following restriction is to be created.</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 Aquarevo 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>																																																																																																																																																							
<div>CONTINUED SEE SHEET 9</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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		PLAN OF SUBDIVISION		PLAN NUMBER PS 738417A														
<div>CREATION OF RESTRICTION (CONTINUED)</div> <div><div><div><div><div>(ii)</div><div>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></div><div><div><div>(A)</div><div>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><div><div>(B)</div><div>the plans comply with the Aquarevo Building Design Guidelines, a copy of which can be obtained from website at www.aquarevo.com.au/guidelines.htm</div></div><div><div>(C)</div><div>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 "Aquarevo Building Design Guidelines" prior to the commencement of works;</div></div></div></div><div><div><div>(iii)</div><div>Build or cause to be built or allow to be built or allow to remain a garage;</div></div><div><div><div>(A)</div><div>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><div><div>(B)</div><div>Which is sited closer to the primary frontage than the dwelling-house or 5.5 metres which ever is the greater.</div></div></div></div><div><div><div>(iv)</div><div>Build or cause to be built or allow to be built or allow to remain any fencing:</div></div><div><div><div>(A)</div><div>Along a front street boundary; and</div></div><div><div>(B)</div><div>Between the front street boundary and the building line; and</div></div><div><div>(C)</div><div>Upon a side or rear boundary of a lot except a fence:<div><div><div>(a)</div><div>Which is constructed of timber palings with exposed posts capped across the top of the palings; and</div></div><div><div>(b)</div><div>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.</div></div></div></div></div></div><div><div><div>(v)</div><div>Use the said lot in any way that is not in accordance with the "Aquarevo Building Design Guidelines."</div></div></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 9</td></tr><tr><td></td><td></td><td>REF: 8766/3</td><td>VERSION: 8</td></tr><tr><td colspan="2">Digitally signed by: Simon Patrick Cox (Breese Pitt Dixon Pty Ltd), Surveyor's Plan Version (8), 05/07/2018, SPEAR Ref: S092114T</td><td colspan="2">Digitally signed by: Casey City Council, 16/07/2018, SPEAR Ref: S092114T</td></tr></table></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>	SCALE		ORIGINAL SHEET SIZE A3	SHEET 9			REF: 8766/3	VERSION: 8	Digitally signed by: Simon Patrick Cox (Breese Pitt Dixon Pty Ltd), Surveyor's Plan Version (8), 05/07/2018, SPEAR Ref: S092114T		Digitally signed by: Casey City Council, 16/07/2018, SPEAR Ref: S092114T	
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