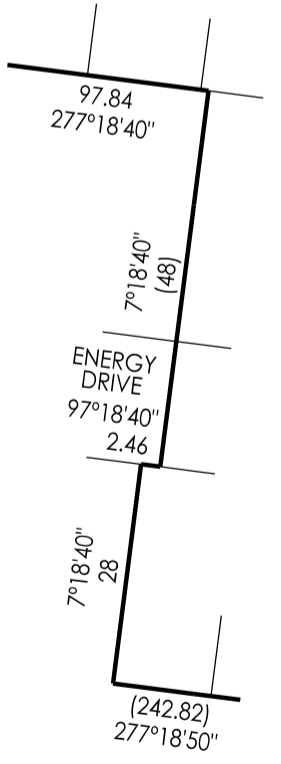
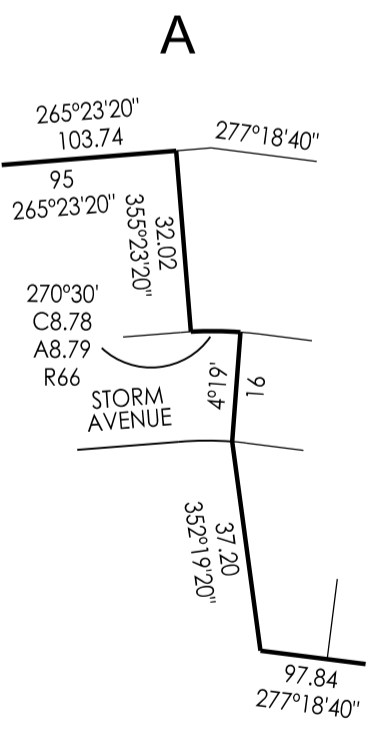
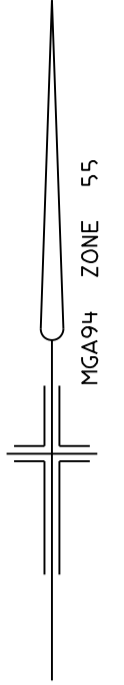
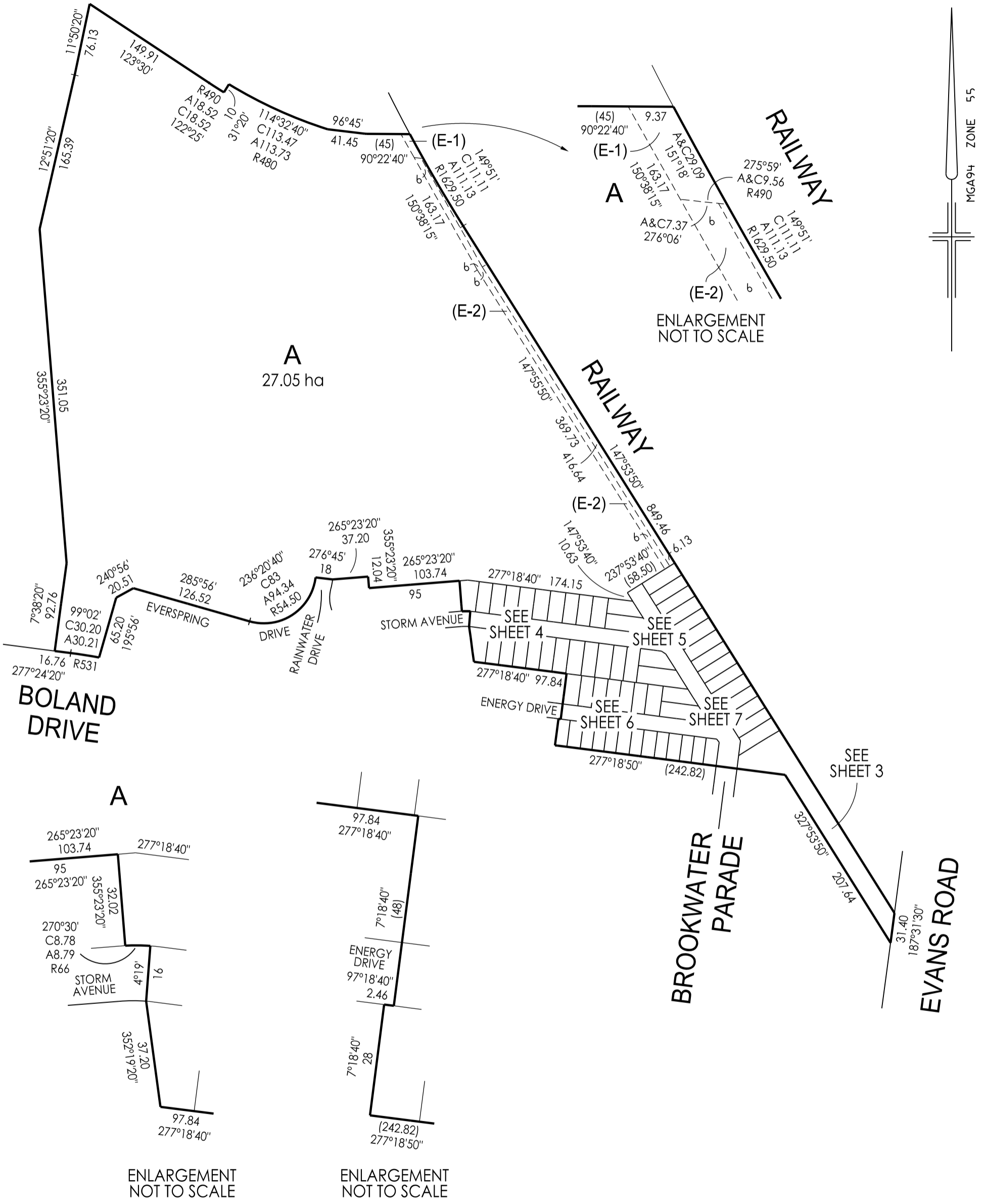


	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 738418X	
LOCATION OF LAND PARISH: LYNDHURST TOWNSHIP: ----- SECTION: ----- CROWN ALLOTMENT: ----- CROWN PORTION: 22 AND 23 (PARTS) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A PS738341H POSTAL ADDRESS: (at time of subdivision) 405 EVANS ROAD LYNDHURST 3975 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 347 080 ZONE: 55 N: 5 784 790 DATUM: GDA94		Council Name: Casey City Council Council Reference Number: SubA00350/16 Planning Permit Reference: PlnA00983/14 SPEAR Reference Number: S093217J Certification 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 Digitally signed by: Michele Annette Scarlett for Casey City Council on 16/10/2018		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	THIS IS A SPEAR PLAN TANGENT POINTS ARE SHOWN THUS: LOTS 1 TO 400 (BOTH INCLUSIVE) AND LOT 463 HAVE BEEN OMITTED FROM THIS PLAN . TOTAL ROAD AREA IS 9892m² FURTHER PURPOSE OF PLAN: 1. TO REMOVE THAT PART OF EASEMENT (E-2) ON PS738417A WITHIN THE ROAD R1 ON THIS PLAN 2. TO VARY EASEMENT (E-2), (E-4) AND (E-5) ON PS738341H TO LOCATION SHOWN ON THIS PLAN GROUNDS FOR REMOVAL/VARIATION: BY AGREEMENT SEC 6 (1) (K) (iii) SUBDIVISION ACT 1988.		
ROAD R1	CASEY CITY COUNCIL			
NOTATIONS		DEPTH LIMITATION DOES NOT APPLY SURVEY: THIS PLAN IS BASED ON SURVEY VIDE PS720123T THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No. LYNDHURST PM238 IN PROCLAIMED SURVEY AREA No. 45 STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. Pln A00983/14		
ESTATE: AQUAREVO 4 AREA: 4.144 ha No. OF LOTS: 63 MELWAY: 129:D: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	PS738417A	CASEY CITY COUNCIL
(E-1)	SEWERAGE	SEE PLAN	PS738417A	SOUTH EAST WATER CORPORATION
(E-2)	SEWERAGE	SEE PLAN	PS738417A	SOUTH EAST WATER CORPORATION
(E-3)	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS738417A	SOUTH EAST WATER CORPORATION
(E-4)	SEWERAGE	SEE PLAN	PS738417A	SOUTH EAST WATER CORPORATION
(E-4)	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS738417A	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: 8766/4 VERSION: 10 Digitally signed by: Simon Patrick Cox (Breese Pitt Dixon Pty Ltd), Surveyor's Plan Version (10), 03/10/2018, SPEAR Ref: S093217J	ORIGINAL SHEET SIZE A3	SHEET 1 OF 9 SHEETS
CHECKED AT	DATE: 03/10/18			

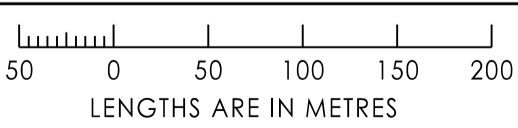
PLAN OF SUBDIVISION

PLAN NUMBER
PS 738418X



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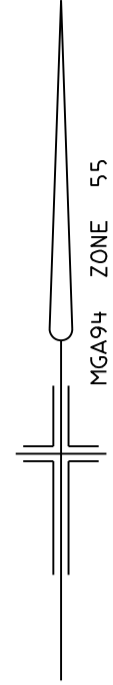
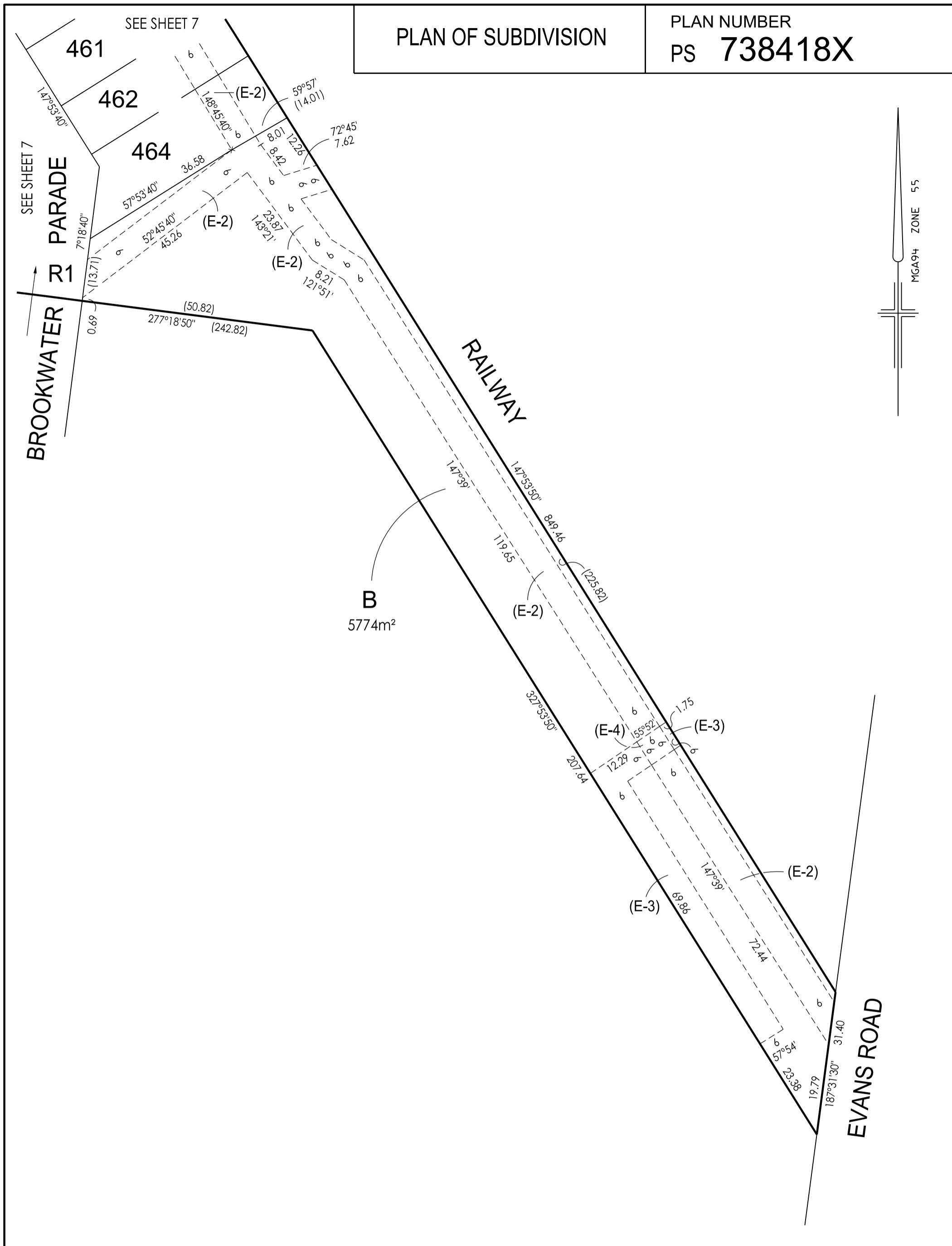
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REF: 8766/4 VERSION: 10

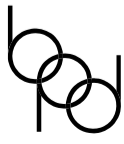
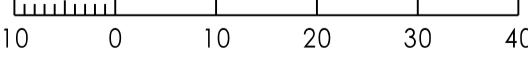
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03/10/2018, SPEAR Ref: S093217J

Digitally signed by:
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16/10/2018,
SPEAR Ref: S093217J

PLAN OF SUBDIVISION

PLAN NUMBER
PS 738418X

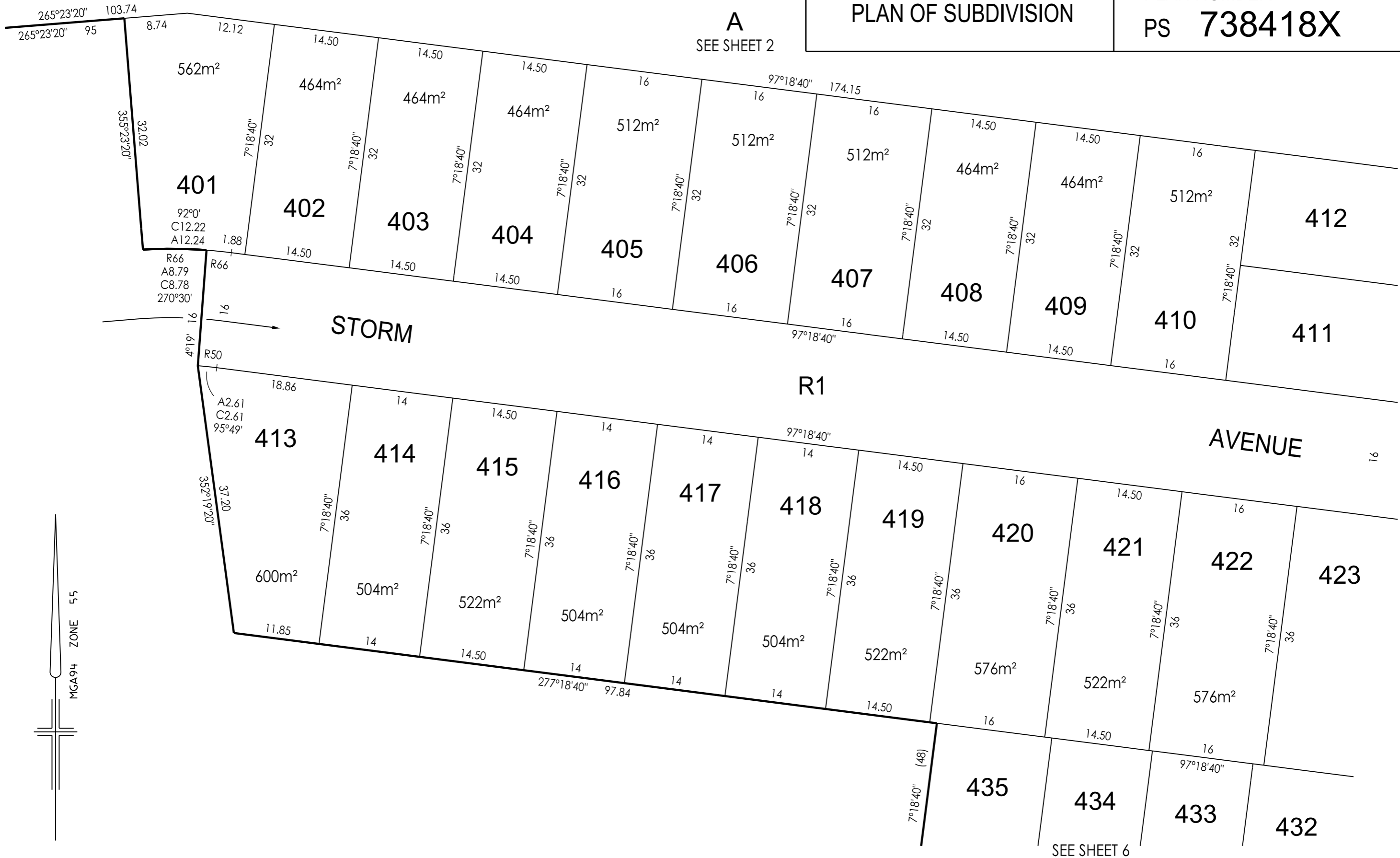


 <p>Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au</p>	<p>SCALE 1:750</p>	 <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE A3 REF: 8766/4</p>	<p>SHEET 3 VERSION: 10</p>
	<p>Digitally signed by: Simon Patrick Cox (Breese Pitt Dixon Pty Ltd), Surveyor's Plan Version (10), 03/10/2018, SPEAR Ref: S093217J</p>		<p>Digitally signed by: Casey City Council, 16/10/2018, SPEAR Ref: S093217J</p>	

PLAN OF SUBDIVISION

PLAN NUMBER
PS 738418X

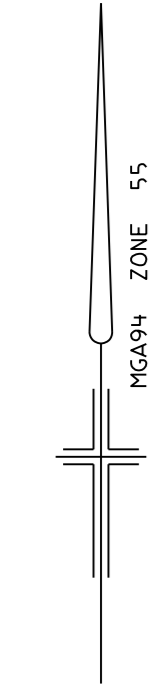
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SEE SHEET 2



SEE SHEET 5

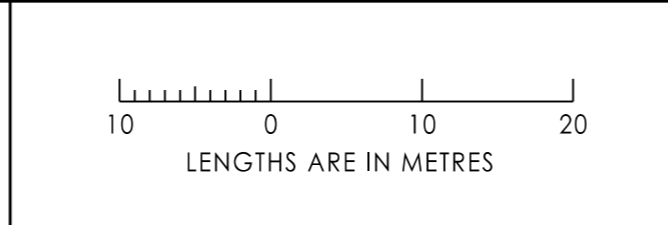
SEE SHEET 5

SEE SHEET 6



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SCALE
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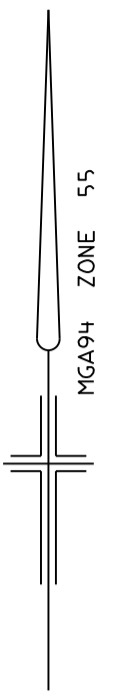
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SHEET 4

PLAN OF SUBDIVISION

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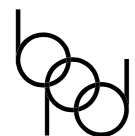
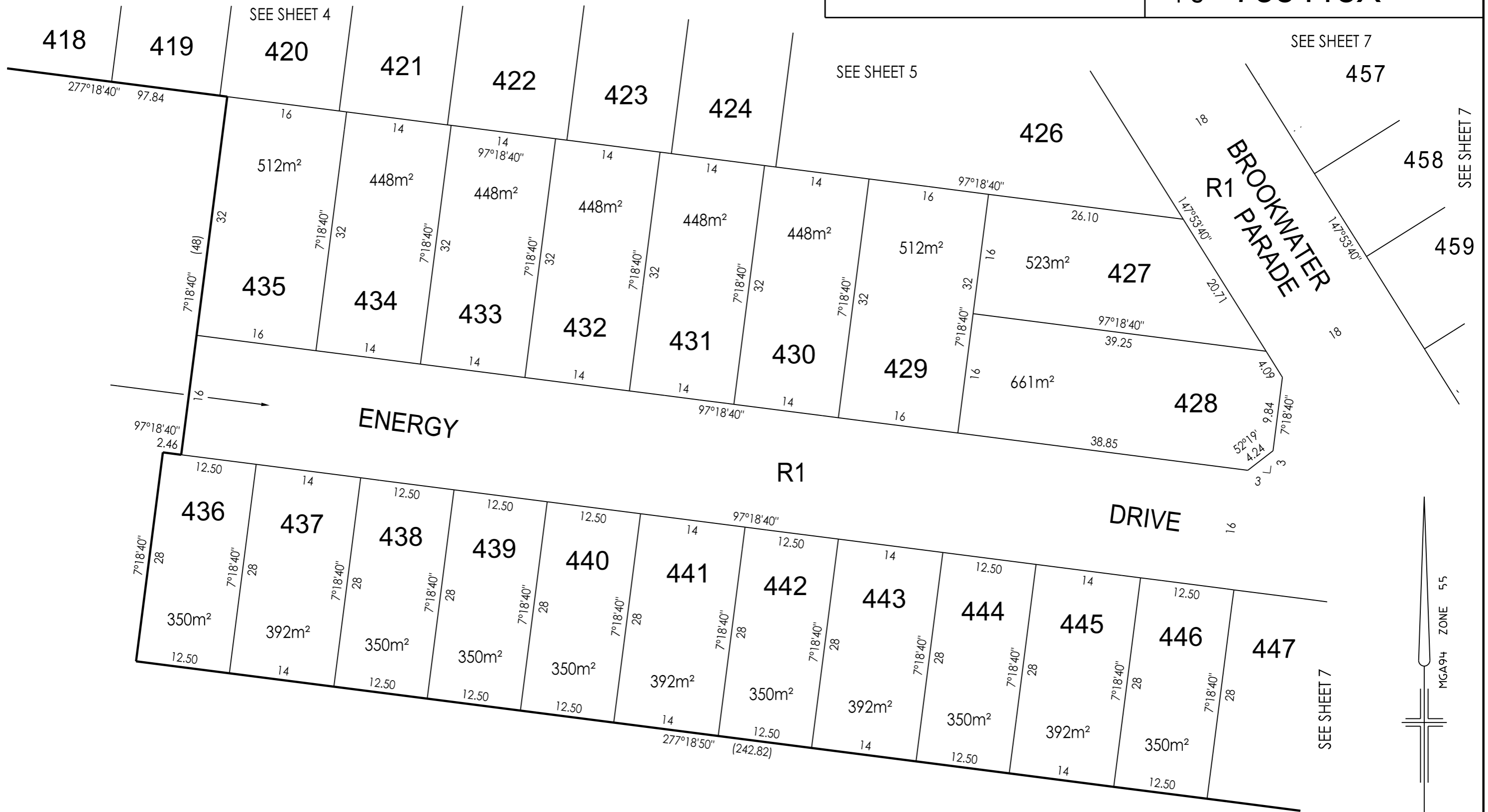
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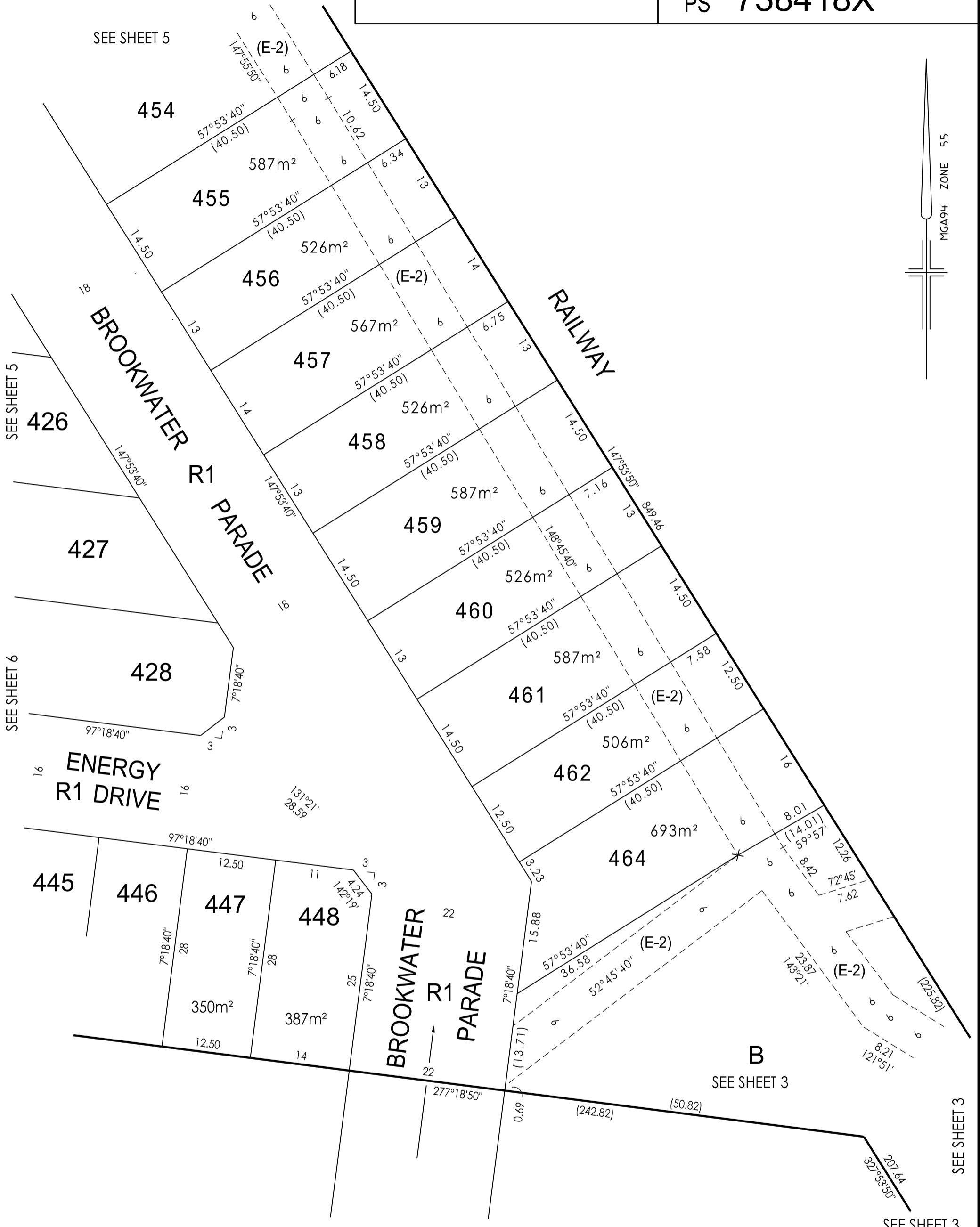
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SHEET 6

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SHEET 7
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SPEAR Ref: S093217J

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

RESTRICTION NUMBER : 1

THE BURDENED LOTS AND BENEFITTED LOTS OF THIS RESTRICTION ARE:

BURDENED LOT No:	BENEFITTING LOTS:
401	402
402	401, 403
403	402, 404
404	403, 405
405	404, 406
406	405, 407
407	406, 408
408	407, 409
409	408, 410
410	409, 411, 412
411	410, 412
412	410, 411
413	414
414	413, 415
415	414, 416
416	415, 417
417	416, 418
418	417, 419
419	418, 420
420	419, 421, 435
421	420, 422, 434, 435
422	421, 423, 432, 433, 434
423	422, 424, 431, 432
424	423, 425, 426, 430, 431
425	424, 426
426	424, 425, 427, 429, 430
427	426, 428, 429
428	427, 429
429	426, 427, 428, 430
430	424, 426, 429, 431
431	423, 424, 430, 432
432	422, 423, 431, 433

BURDENED LOT No:	BENEFITTING LOTS:
433	422, 432, 434
434	421, 422, 433, 435
435	420, 421, 434
436	437
437	436, 438
438	437, 439
439	438, 440
440	439, 441
441	440, 442
442	441, 443
443	442, 444
444	443, 445
445	444, 446
446	445, 447
447	446, 448
448	447
449	450
450	449, 451
451	450, 452
452	451, 453
453	452, 454
454	453, 455
455	454, 456
456	455, 457
457	456, 458
458	457, 459
459	458, 460
460	459, 461
461	460, 462
462	461, 464
464	462

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

For the purpose of description:

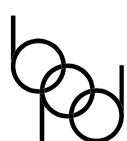
- (i) Primary frontage means
 - (A) In the case of a lot where only one boundary of that lot abuts a road, the boundary that abuts the road.
 - (B) In the case of a corner lot where two boundaries of a lot abut a road, the boundary with the greater offset on the building envelopes within the Aquarevo 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);

CONTINUED
SEE SHEET 9



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SHEET SIZE A3

SHEET 8

REF: 8766/4

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16/10/2018,
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CREATION OF RESTRICTION (CONTINUED)

- (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 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;
 - (B) 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
 - (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 "Aquarevo Building Design Guidelines" prior to the commencement of works;

- (iii) 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.

- (iv) 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 5 of the Building Regulations 2018 in relation to overlooking.

- (v) Use the said lot in any way that is not in accordance with the "Aquarevo Building Design Guidelines."

RESTRICTION NUMBER : 2

Land to benefit: Lots 401 to 462 (both inclusive) and Lot 464.

Land to be burdened: Lots 449 to 462 (both inclusive) and Lot 464.

Description of Restriction:

The registered proprietor or proprietors for the time being of any burdened lot, must not construct a dwelling unless the said dwelling is constructed in such a way as to ensure the noise levels emanating from the rail corridor within any internal bedroom will not exceed 55dB LAmax during the period from 10pm to 6am on any given date.

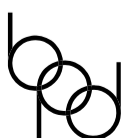
SCALE

ORIGINAL
SHEET SIZE A3

SHEET 9

REF: 8766/4

VERSION: 10



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