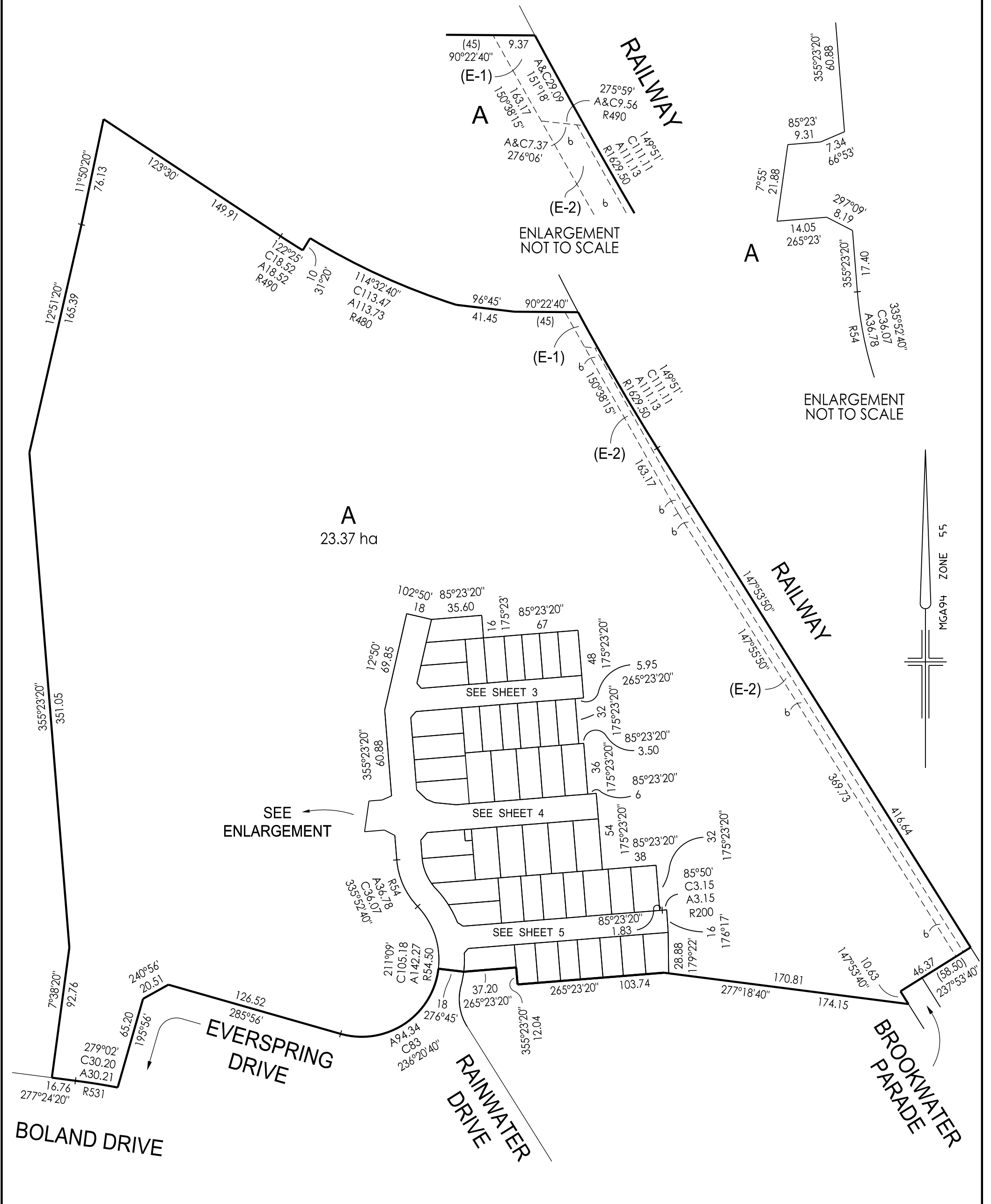


	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 738342F	
LOCATION OF LAND PARISH: LYNDHURST TOWNSHIP: ----- SECTION: ----- CROWN ALLOTMENT: ----- CROWN PORTION: 23 (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A ON PS738418X POSTAL ADDRESS: (at time of subdivision) 405 EVANS ROAD, LYNDHURST 3975 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 346 840 ZONE: 55 N: 5 784 990 DATUM: GDA94		COUNCIL NAME: CASEY CITY COUNCIL		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	THIS IS A SPEAR PLAN TANGENT POINTS ARE SHOWN THUS: LOTS 1 TO 500 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 1.176 ha		
ROAD R1 RESERVE No.1	CASEY CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD			
NOTATIONS				
DEPTH LIMITATION DOES NOT APPLY				
SURVEY: THIS PLAN IS BASED ON SURVEY VIDE PS720123T THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK No. LYNDHURST PM238 LAND IN PROCLAIMED SURVEY AREA No. 45 STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.				
ESTATE: AQUAREVO 5		AREA: 3.682 ha	No. OF LOTS: 48	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	PS738417A	CASEY CITY COUNCIL
(E-1)	SEWERAGE	SEE PLAN	PS738417A	SOUTH EAST WATER CORPORATION
(E-2)	SEWERAGE	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: 8766/5	VERSION: 14	ORIGINAL SHEET SIZE A3
		LICENSED SURVEYOR: SIMON P COX		
CHECKED JE	DATE: 13/07/18			

PLAN OF SUBDIVISION

PLAN NUMBER
PS 738342F



A
23.37 ha

SEE ENLARGEMENT

BOLAND DRIVE

EVERSPRING DRIVE

RAINWATER DRIVE

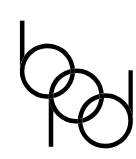
BROOKWATER PARADE

SCALE
1:2500



ORIGINAL SHEET SIZE A3
REF: 8766/5

SHEET 2
VERSION: 14

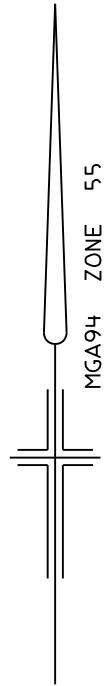


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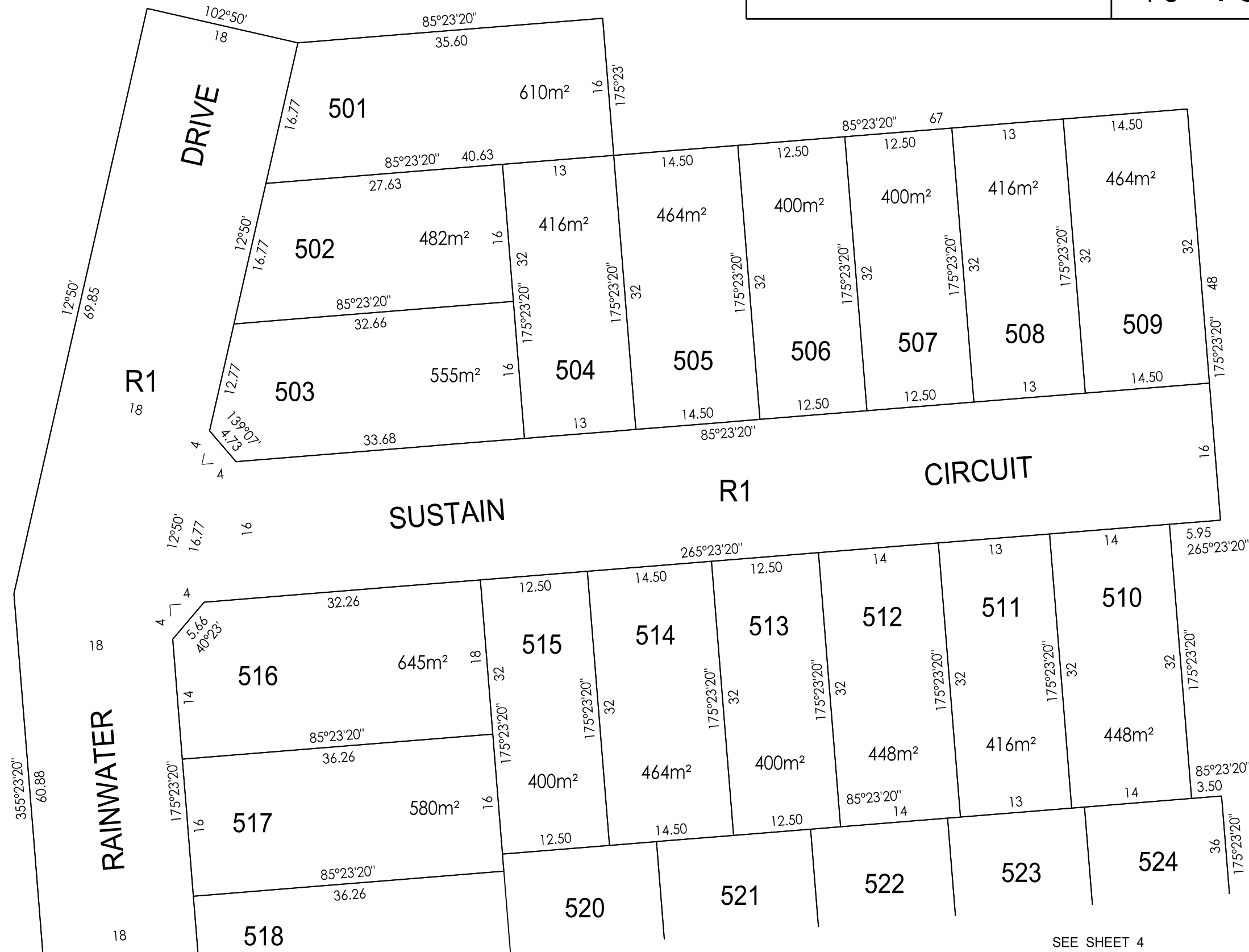
PLAN OF SUBDIVISION

PLAN NUMBER
PS 738342F



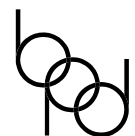
A
SEE SHEET 2

A
SEE SHEET 2



SEE SHEET 4

SEE SHEET 4



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SCALE

1:500



REF: 8766/5

VERSION: 14

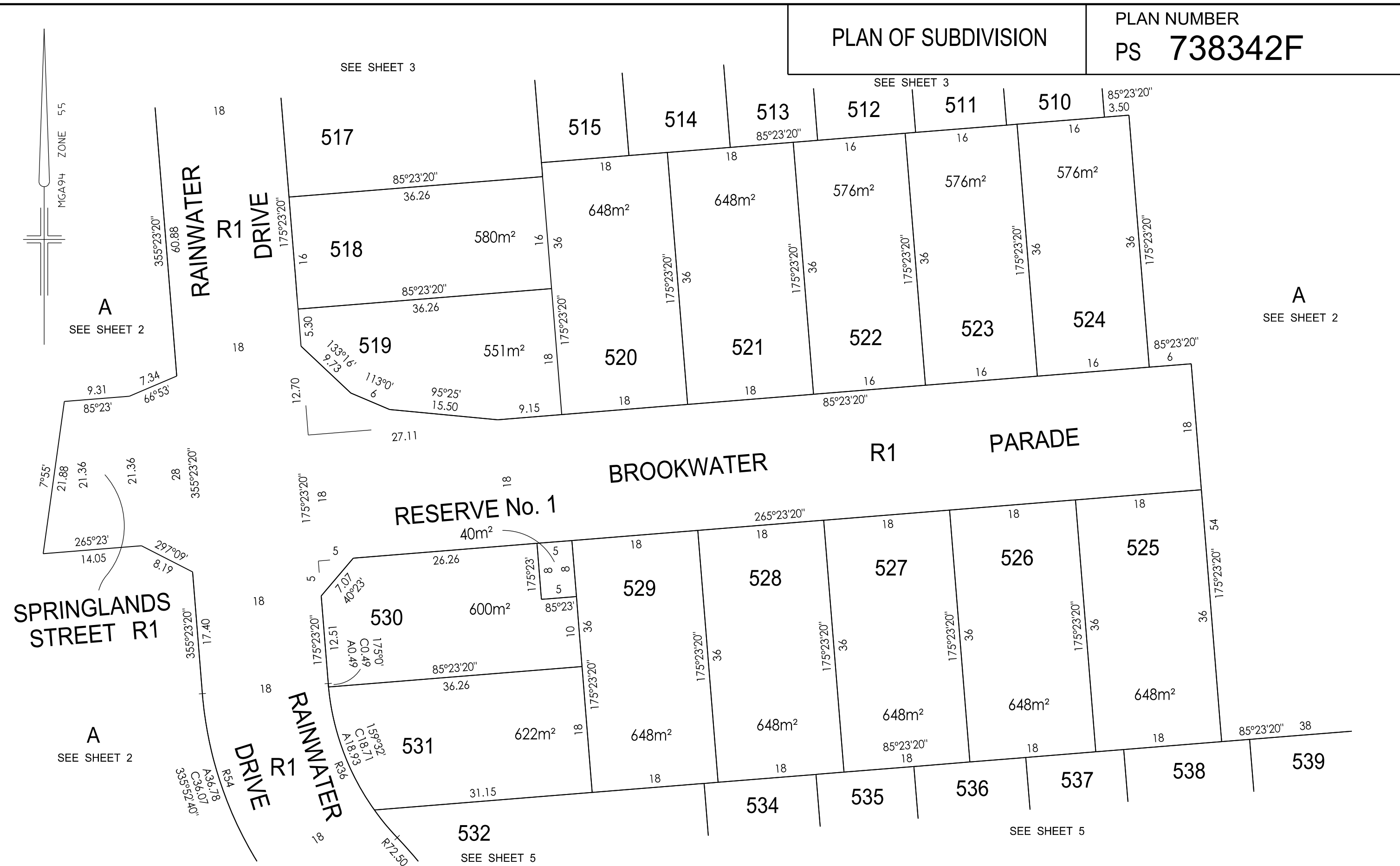
LICENSED SURVEYOR: SIMON P COX

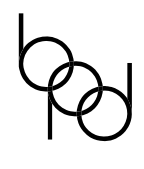
ORIGINAL SHEET SIZE A3

SHEET 3

PLAN OF SUBDIVISION

PLAN NUMBER
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SCALE
1:500

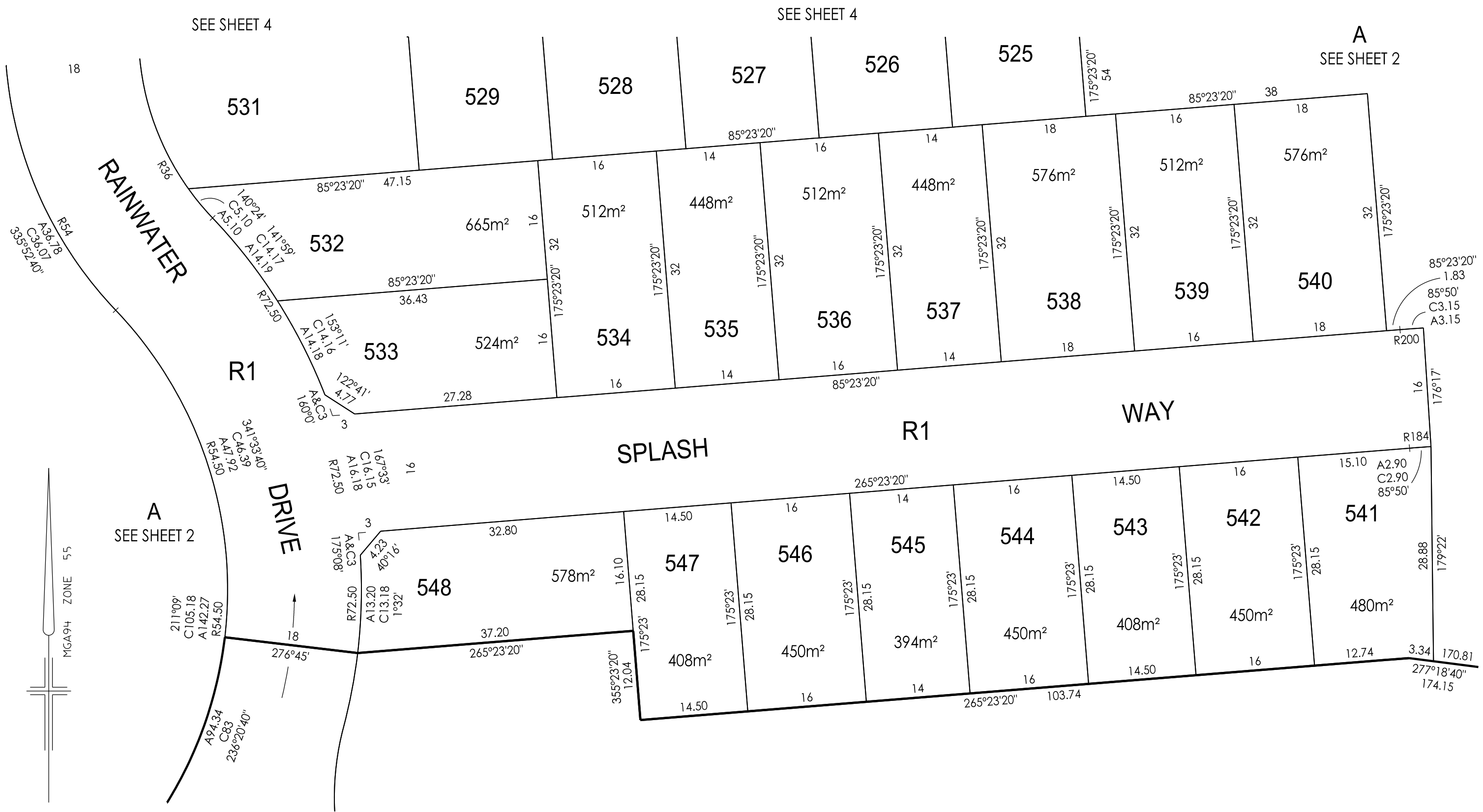


REF: 8766/5 VERSION: 14
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ORIGINAL SHEET SIZE A3 SHEET 4

PLAN OF SUBDIVISION

PLAN NUMBER
PS 738342F



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SCALE
1:500



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LICENSED SURVEYOR: SIMON P COX

ORIGINAL SHEET SIZE A3 SHEET 5

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

THE BURDENED AND BENEFITTED LOTS OF THIS RESTRICTION ARE:

BURDENED LOT No:	BENEFITTING LOTS:
501	502, 504
502	501, 503, 504
503	502, 504
504	501, 502, 503, 505
505	504, 506
506	505, 507
507	506, 508
508	507, 509
509	508
510	511, 523, 524
511	510, 512, 523
512	511, 513, 522, 523
513	512, 514, 521, 522
514	513, 515, 520, 521
515	514, 516, 517, 520
516	515, 517
517	515, 516, 518, 520
518	517, 519, 520
519	518, 520
520	514, 515, 517, 518, 519, 521
521	513, 514, 520, 522
522	512, 513, 521, 523
523	510, 511, 512, 522, 524
524	510, 523

BURDENED LOT No:	BENEFITTING LOTS:
525	526, 537, 538
526	525, 527, 536, 537
527	526, 528, 535, 536
528	527, 529, 534, 535
529	528, 530, 531, 532, 534
530	529, 531
531	529, 530, 532
532	529, 531, 533, 534
533	532, 534
534	528, 529, 532, 533, 535
535	527, 528, 534, 536
536	526, 527, 535, 537
537	525, 526, 536, 538
538	525, 537, 539
539	538, 540
540	539
541	542
542	541, 543
543	542, 544
544	543, 545
545	544, 546
546	545, 547
547	546, 548
548	547

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

For the purpose of description:

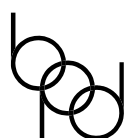
- (i) Primary frontage means
 - (A) In the case of a lot where only one boundary of that lot abuts a road, the boundary that abuts the road.
 - (B) In the case of a corner lot where two boundaries of a lot abut a road, the boundary with the greater offset on the building envelopes within the Aquarevo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

CONTINUED
SEE SHEET 7



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ORIGINAL
SHEET SIZE A3

SHEET 6

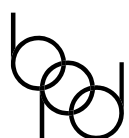
REF: 8766/5

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LICENSED SURVEYOR: SIMON P COX

CREATION OF RESTRICTION (CONTINUED)

- (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 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.
- (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 5 of the Building Regulations 2018 in relation to overlooking.
- (vi) Use the said lot in any way that is not in accordance with the "Aquarevo Building Design Guidelines."



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SCALE

ORIGINAL
SHEET SIZE A3

SHEET 7

REF: 8766/5

VERSION: 14

LICENSED SURVEYOR: SIMON P COX