


	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 738340K
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LOCATION OF LAND PARISH: LYNDHURST TOWNSHIP: ----- SECTION: ----- CROWN ALLOTMENT: ----- CROWN PORTION: 22, 23 AND 43 (PARTS) TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT A PS738417A POSTAL ADDRESS: (at time of subdivision) 405 EVANS ROAD, LYNDHURST, 3975 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 346 732 ZONE: 55 N: 5 785 192 DATUM: GDA94	Council Name: Casey City Council Council Reference Number: SubA00361/15 Planning Permit Reference: PlnA00983/14 SPEAR Reference Number: S074830P Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 26/07/2017 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 19/07/2018
---	--


VESTING OF ROADS OR RESERVES		NOTATIONS
IDENTIFIER	COUNCIL/BODY/PERSON	THIS IS A SPEAR PLAN TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN FURTHER PURPOSE OF THIS PLAN: TO REMOVE THAT PART OF EASEMENT (E-1) CREATED ON PS738417A WHICH LIES WITHIN THE LAND SHOWN AS ROAD R1 ON THIS PLAN. FOUNDATIONS FOR REMOVAL: BY AGREEMENT SEC 6 (1) (K) (iii) SUBDIVISION ACT 1988 TOTAL ROAD AREA IS 6185m²
ROAD R1 RESERVE No. 1 RESERVE No. 2	CASEY CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD 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 MARKS No. LYNDHURST PM238 LAND IN PROCLAIMED SURVEY AREA No. 45 STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.		

ESTATE: AQUAREVO 1	AREA: 2.529 ha	No. OF LOTS 31	MELWAY: 129:C:5
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EASEMENT INFORMATION

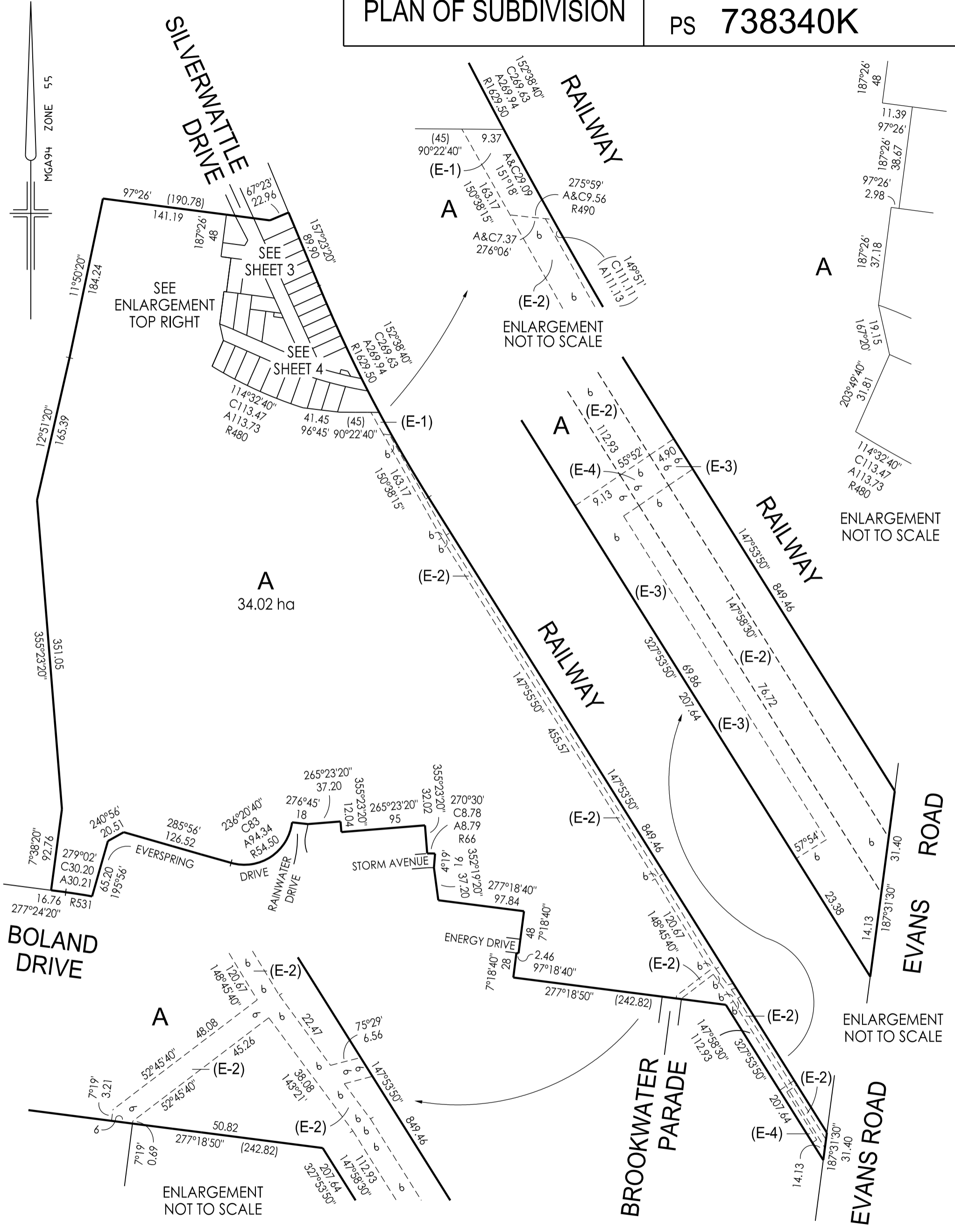
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)

EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-1)	SEWERAGE	SEE PLAN	PS738417A	SOUTH EAST WATER CORPORATION
(E-1)	DRAINAGE	SEE PLAN	PS738417A	CASEY CITY COUNCIL
(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

 <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>	DATE: 17/07/18	REF: 8766/1	CHECKED G COX	ORIGINAL SHEET SIZE A3	SHEET 1 OF 6 SHEETS
	SUJ Digitally signed by: Simon Patrick Cox (Breese Pitt Dixon Pty Ltd), Surveyor's Plan Version (14), 17/07/2018, SPEAR Ref: S074830P				

PLAN OF SUBDIVISION

PLAN NUMBER
PS 738340K



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SCALE
1:4000

50 0 50 100 150 200
LENGTHS ARE IN METRES

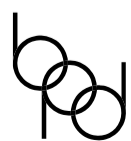
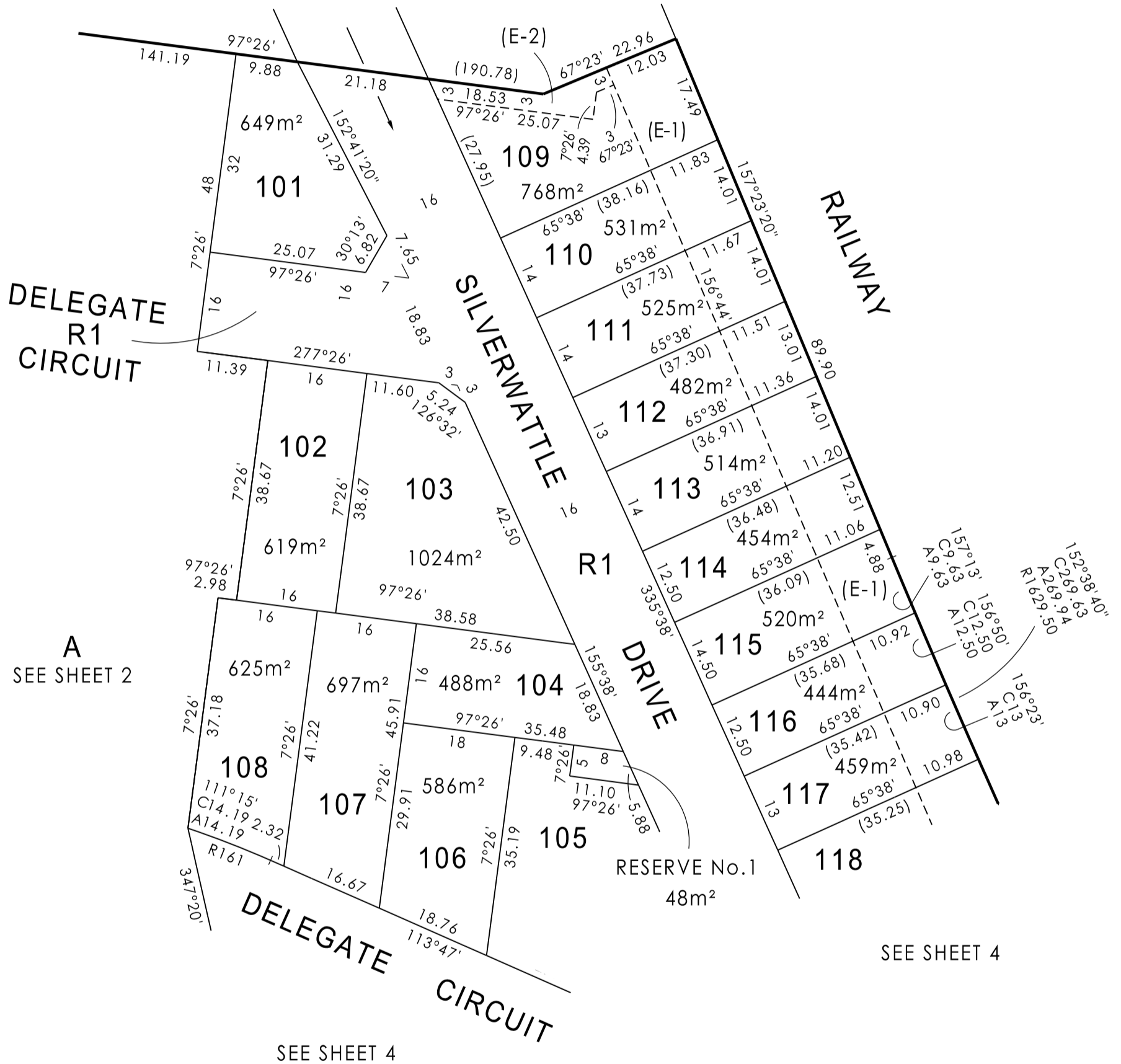
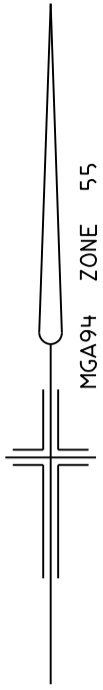
ORIGINAL SHEET SIZE A3
SHEET 2
REF: 8766/1

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SPEAR Ref: S074830P

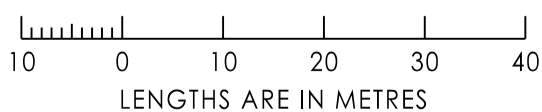
PLAN OF SUBDIVISION

PLAN NUMBER
PS 738340K



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SCALE
1:750



ORIGINAL SHEET SIZE A3 SHEET 3

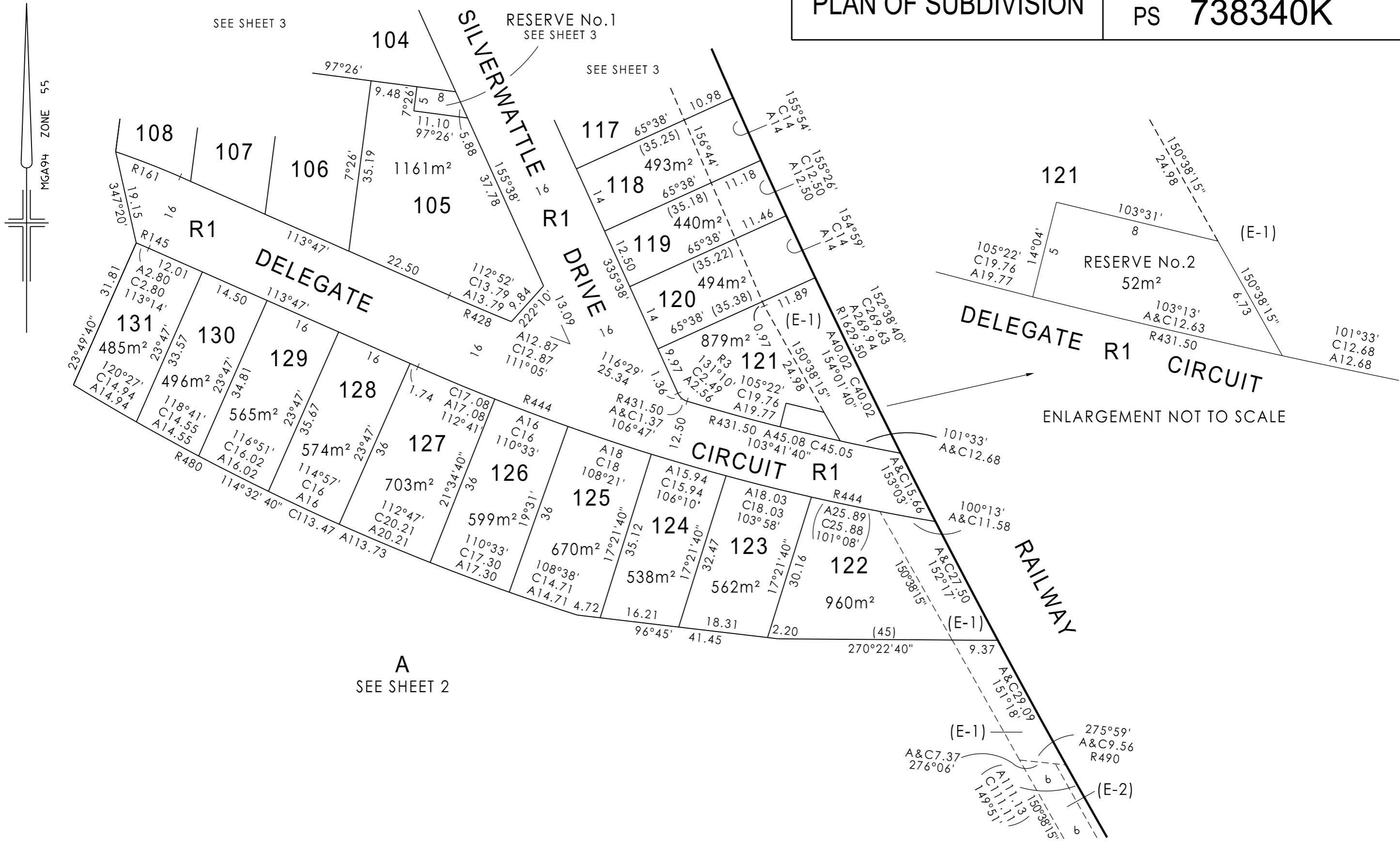
REF: 8766/1

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PLAN OF SUBDIVISION

PLAN NUMBER
PS 738340K

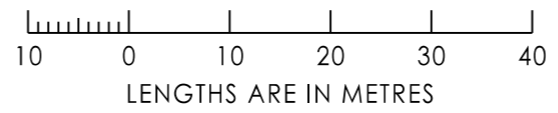


A
SEE SHEET 2



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SCALE
1:750



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ORIGINAL SHEET SIZE A3

SHEET 4

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SUBDIVISION ACT 1988
CREATION OF RESTRICTION

RESTRICTION NUMBER : 1

THE BENEFICIARIES OF THIS RESTRICTION ARE:

BURDENED LOT No:	BENEFITTING LOTS:
101	102, 109
102	103, 107, 108
103	102, 104, 107
104	103, 105, 106, 107
105	104, 106
106	104, 105, 107
107	102, 103, 104, 106, 108
108	102, 107
109	110
110	109, 111
111	110, 112
112	111, 113
113	112, 114
114	113, 115
115	114, 116
116	115, 117

BURDENED LOT No:	BENEFITTING LOTS:
117	116, 118
118	117, 119
119	118, 120
120	119, 121
121	120
122	123
123	122, 124
124	123, 125
125	124, 126
126	125, 127
127	126, 128
128	127, 129
129	128, 130
130	129, 131
131	130

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

For the purpose of description:

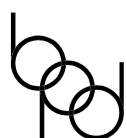
- (i) Primary frontage means
 - (A) In the case of a lot where only one boundary of that lot abuts a road, the boundary that abuts the road.
 - (B) In the case of a corner lot where two boundaries of a lot abut a road, the boundary with the greater offset on the building envelopes within the Aquarevo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

CONTINUED
SEE SHEET 6



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SCALE

ORIGINAL
SHEET SIZE A3

SHEET 5

REF: 8766/1

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SPEAR Ref: S074830P

CREATION OF RESTRICTION (CONTINUED)

- (iii) Build or cause to be built or allow to be built or allow to remain a dwelling on a lot shown in the table below unless the floor level of the said dwelling has a minimum reduced level (Australian Height Datum vide Lynhurst PM 238 (RL 21.866, SMES 18/12/2013)) in accordance with the table below.

RELEVANT LOT No:	RL (AHD)
109	20.59
110	20.52
111	20.54
112	20.57
113	20.50
114	20.44
115	20.46
116	20.47
117	20.41
118	20.34
119	20.45
120	20.52
121	20.58

- (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."

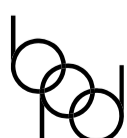
RESTRICTION NUMBER : 2

Land to benefit: Lots 101 to 131 (both inclusive).

Land to be burdened: Lots 109 to 122 (both inclusive).

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.



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SCALE

ORIGINAL
SHEET SIZE A3

SHEET 6

REF: 8766/1

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