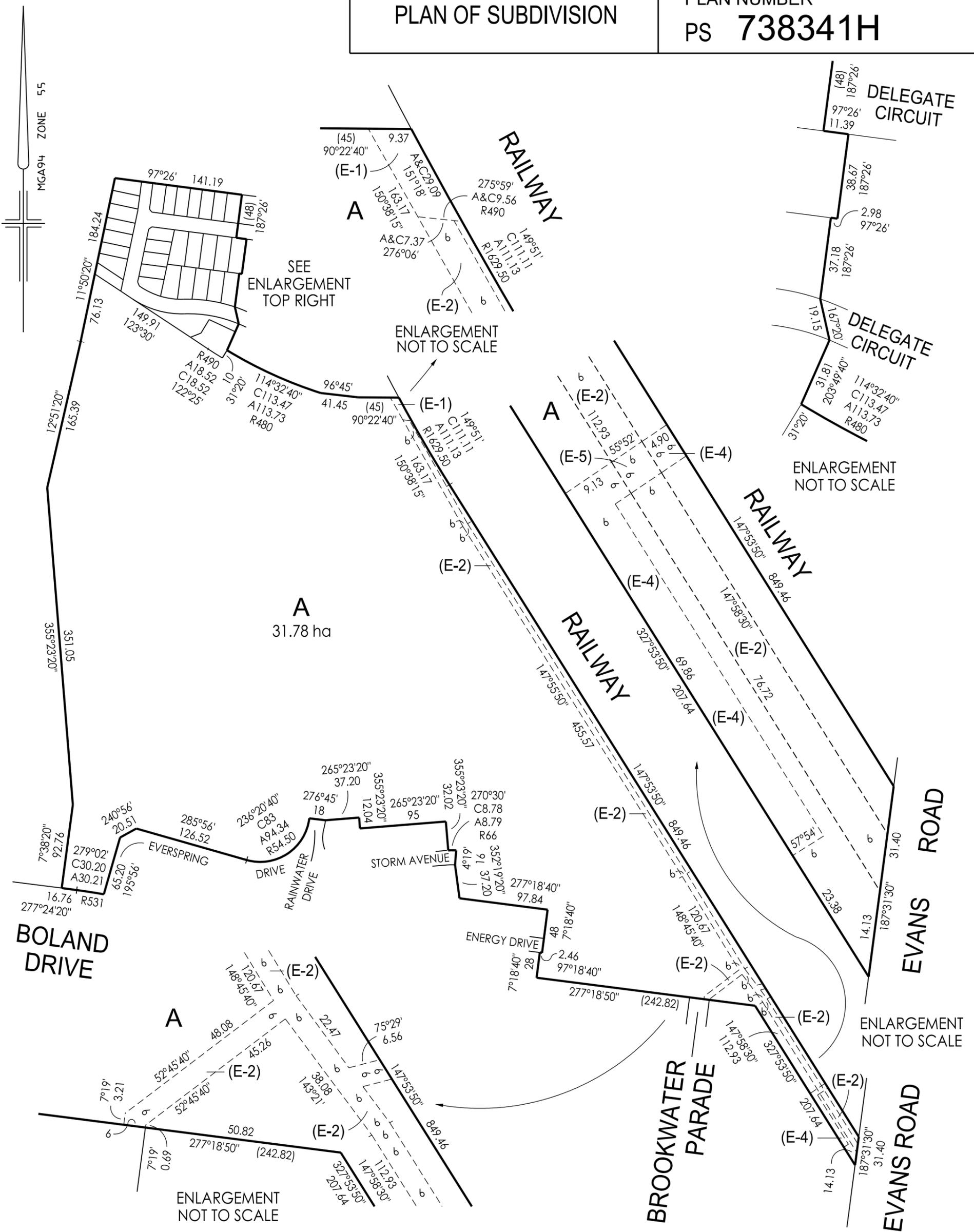


	<b>PLAN OF SUBDIVISION</b>	<b>LRS USE ONLY EDITION</b>	<b>PLAN NUMBER PS 738341H</b>	
<b>LOCATION OF LAND</b> <b>PARISH:</b> LYNDHURST  <b>TOWNSHIP:</b> -----  <b>SECTION:</b> -----  <b>CROWN ALLOTMENT:</b> -----  <b>CROWN PORTION:</b> 22 AND 23 (PARTS)  <b>TITLE REFERENCES:</b> VOL. FOL.  <b>LAST PLAN REFERENCE:</b> LOT A PS738340K  <b>POSTAL ADDRESS: (at time of subdivision)</b> 405 EVANS ROAD, LYNDHURST, 3975  <b>MGA 94 CO-ORDINATES: (of approx. centre of plan)</b> E: 346 732    ZONE: 55 N: 5 785 192    DATUM: GDA94		Council Name: Casey City Council  Council Reference Number: SubA00363/15 Planning Permit Reference: PlnA00983/14 SPEAR Reference Number: S074837H  Certification  This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 02/08/2017  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		
<b>VESTING OF ROADS OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON	<b>THIS IS A SPEAR PLAN</b> TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN  <b>TOTAL ROAD AREA IS 5329m<sup>2</sup></b>		
ROAD R1 RESERVE No. 1 RESERVE No. 2 RESERVE No. 3	CASEY CITY COUNCIL CASEY CITY COUNCIL CASEY CITY COUNCIL CASEY CITY COUNCIL			
<b>NOTATIONS</b>				
DEPTH LIMITATION DOES NOT APPLY				
<b>SURVEY:</b> 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  <b>STAGING</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.				
<b>ESTATE:</b> AQUAREVO 2		<b>AREA:</b> 2.245 ha	<b>No. OF LOTS:</b> 29	<b>MELWAY:</b> 129:C:5
<b>EASEMENT INFORMATION</b>				
<b>LEGEND:</b> 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)	POWER LINE	SEE PLAN	THIS PLAN - SECTION 88 OF ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
(E-4)	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS738417A	SOUTH EAST WATER CORPORATION
(E-5)	SEWERAGE	SEE PLAN	PS738417A	SOUTH EAST WATER CORPORATION
(E-5)	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		DATE: 03/07/18	REF: 8766/2	CHECKED G COX
		SUI Digitally signed by: Simon Patrick Cox (Breese Pitt Dixon Pty Ltd), Surveyor's Plan Version (12), 05/07/2018, SPEAR Ref: S074837H		

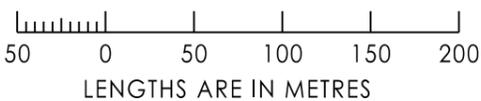
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 738341H



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

SCALE  
1:4000



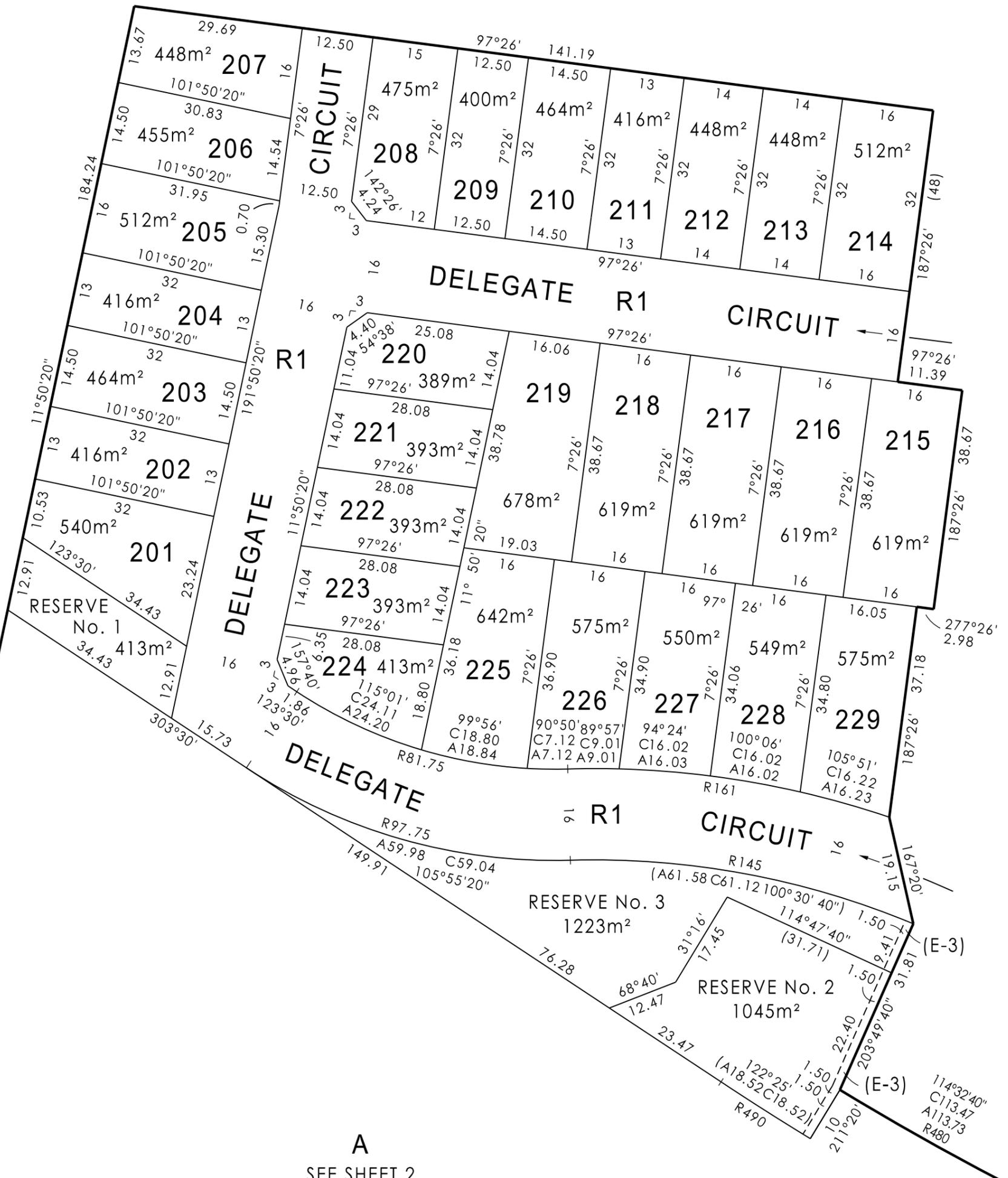
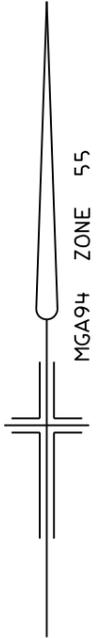
ORIGINAL  
SHEET SIZE A3

SHEET 2

REF: 8766/2

Digitally signed by: Simon Patrick Cox (Breese Pitt Dixon Pty Ltd),  
Surveyor's Plan Version (12),  
05/07/2018, SPEAR Ref: S074837H

Digitally signed by:  
Casey City Council,  
19/07/2018,  
SPEAR Ref: S074837H



A  
SEE SHEET 2



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

SCALE  
1:750



ORIGINAL  
SHEET SIZE A3

SHEET 3

REF: 8766/2

Digitally signed by: Simon Patrick Cox (Breese Pitt Dixon Pty Ltd),  
Surveyor's Plan Version (12),  
05/07/2018, SPEAR Ref: S074837H

Digitally signed by:  
Casey City Council,  
19/07/2018,  
SPEAR Ref: S074837H

**SUBDIVISION ACT 1988**  
**CREATION OF RESTRICTION**

THE BENEFICIARIES OF THIS RESTRICTION ARE:

BURDENED LOT No:	BENEFITTING LOTS:
201	202
202	201, 203
203	202, 204
204	203, 205
205	204, 206
206	205, 207
207	206
208	209
209	208, 210
210	209, 211
211	210, 212
212	211, 213
213	212, 214
214	213
215	216, 229

BURDENED LOT No:	BENEFITTING LOTS:
216	215, 217, 228, 229
217	216, 218, 227, 228
218	217, 219, 226, 227
219	218, 220, 221, 222, 225, 226
220	219, 221
221	219, 220, 222
222	219, 221, 223, 225
223	222, 224, 225
224	223, 225
225	219, 222, 223, 224, 226
226	218, 219, 225, 227
227	217, 218, 226, 228
228	216, 217, 227, 229
229	215, 216, 228

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](mailto: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](http://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 5



Breese Pitt Dixon Pty Ltd  
1/19 Cato Street  
Hawthorn East Vic 3123  
Ph: 8823 2300 Fax: 8823 2310  
[www.bpd.com.au](http://www.bpd.com.au) [info@bpd.com.au](mailto:info@bpd.com.au)

SCALE

ORIGINAL  
SHEET SIZE A3

SHEET 4

REF: 8766/2

Digitally signed by: Simon Patrick Cox (Breese Pitt Dixon Pty Ltd),  
Surveyor's Plan Version (12),  
05/07/2018, SPEAR Ref: S074837H

Digitally signed by:  
Casey City Council,  
19/07/2018,  
SPEAR Ref: S074837H

CREATION OF RESTRICTION (CONTINUED)

- (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."

SCALE

ORIGINAL SHEET SIZE A3

SHEET 5

REF: 8766/2



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

Digitally signed by: Simon Patrick Cox (Breese Pitt Dixon Pty Ltd),  
Surveyor's Plan Version (12),  
05/07/2018, SPEAR Ref: S074837H

Digitally signed by:  
Casey City Council,  
19/07/2018,  
SPEAR Ref: S074837H