

PLAN OF SUBDIVISION	LV use only	Plan Number
	EDITION	PS 604024U/S15

Location of Land
 Parish: Lyndhurst
 Township: —
 Section: —
 Crown Allotment: —
 Crown Portion: 21 (Part) & 22 (Part)
 Title Reference: Vol. 11351 Fol. 485

 Last Plan Reference: Lot S21 PS 604024U Stage 13

 Postal Address: 36 Livida Circuit
 (at time of subdivision) Lyndhurst 3975

 MGA Co-ordinates: E 347 000 Zone: 55
 (of approx. centre of land in plan) N 5 784 000 GDA 94

Council Name: City of Casey

Vesting of Roads and/or Reserves

Identifier	Council/Body/Person
N/A	N/A

NOTATIONS

Lots 1 to 13110 (Both Inclusive) have been omitted from this stage.
 Lots 13111 to 13118 (Both Inclusive) are affected by Restrictive Covenants. Refer to Sheets 5.
 Lots on this Plan may be affected by one or more Owners Corporations

Boundaries shown by thick continuous lines are defined by buildings.
Location of boundaries defined by buildings
 Exterior Face : All other boundaries
 Median : Boundaries marked M
 * : Distance is to exterior face of building

 Part of Common Property No.2 consists of a private road named Cayman Court.

 CP No.2 is Common Property No.2.

 Estate: MARRIOTT WATERS
 Development No.: 13A
 No. of Lots: 8
 Area: 296 1m²
 Melways: 129 A8

NOTATIONS

Depth Limitation : Does not apply.

Survey This plan is ~~is not~~ based on survey BP 2273R.
 This survey has been connected to Lyndhurst permanent marks nols) 39, 238, 727, 746 & 1257 in Proclaimed Survey Area No. 45.

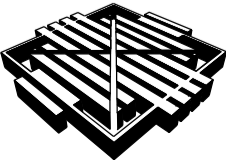
Staging This is ~~is not~~ a staged subdivision
 Planning Permit No. PlnA00503/16

EASEMENT INFORMATION

Section 12(2) of the Subdivision Act 1988 applies to the whole of the land in the plan

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of



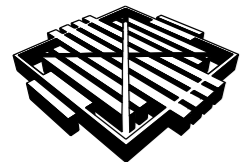
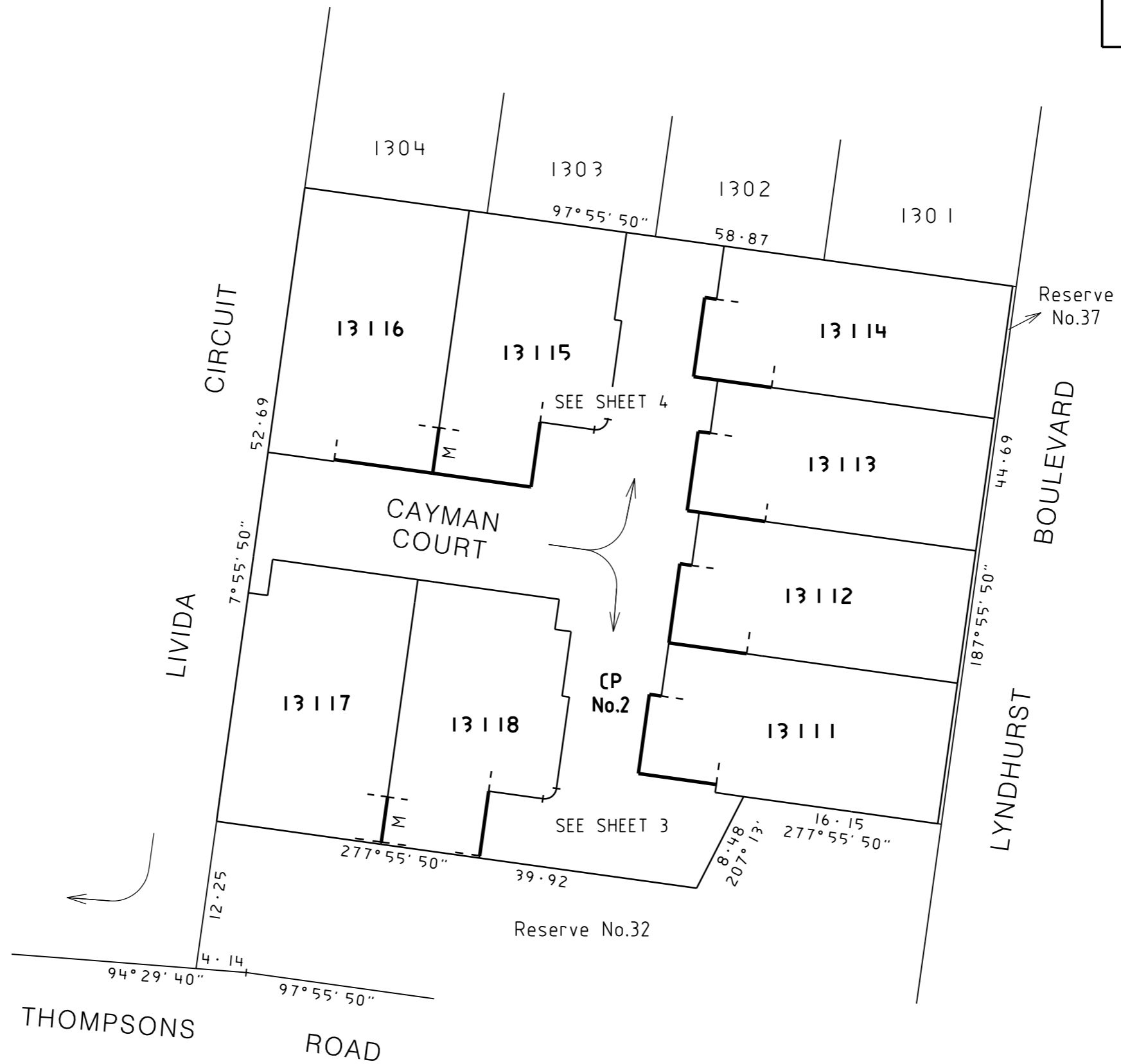
WATSONS
 URBAN DEVELOPMENT
 CONSULTANTS & MANAGERS
 5 MAIN ST. MORNINGTON PH. (03) 5975 4644.
 FAX (03) 5975 3916
 SUITE 4, LEVEL 5, 448 ST KILDA RD. MELBOURNE
 PH. (03) 9860 0300

REF 34830/Stg.13A

JONATHAN TREVOR NEATE, VERSION 4

ORIGINAL SHEET
SIZE A3

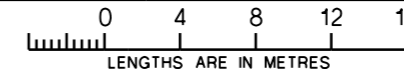
SHEET 1 OF 5 SHEETS



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SCALE
 1:400

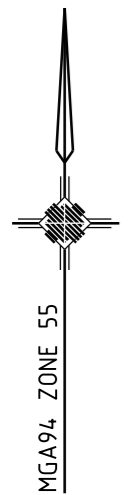


ORIGINAL SHEET
 SIZE A3

SHEET 2

JONATHAN TREVOR NEATE, VERSION 4

SEE SHEET 4

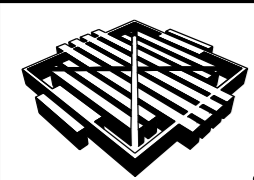
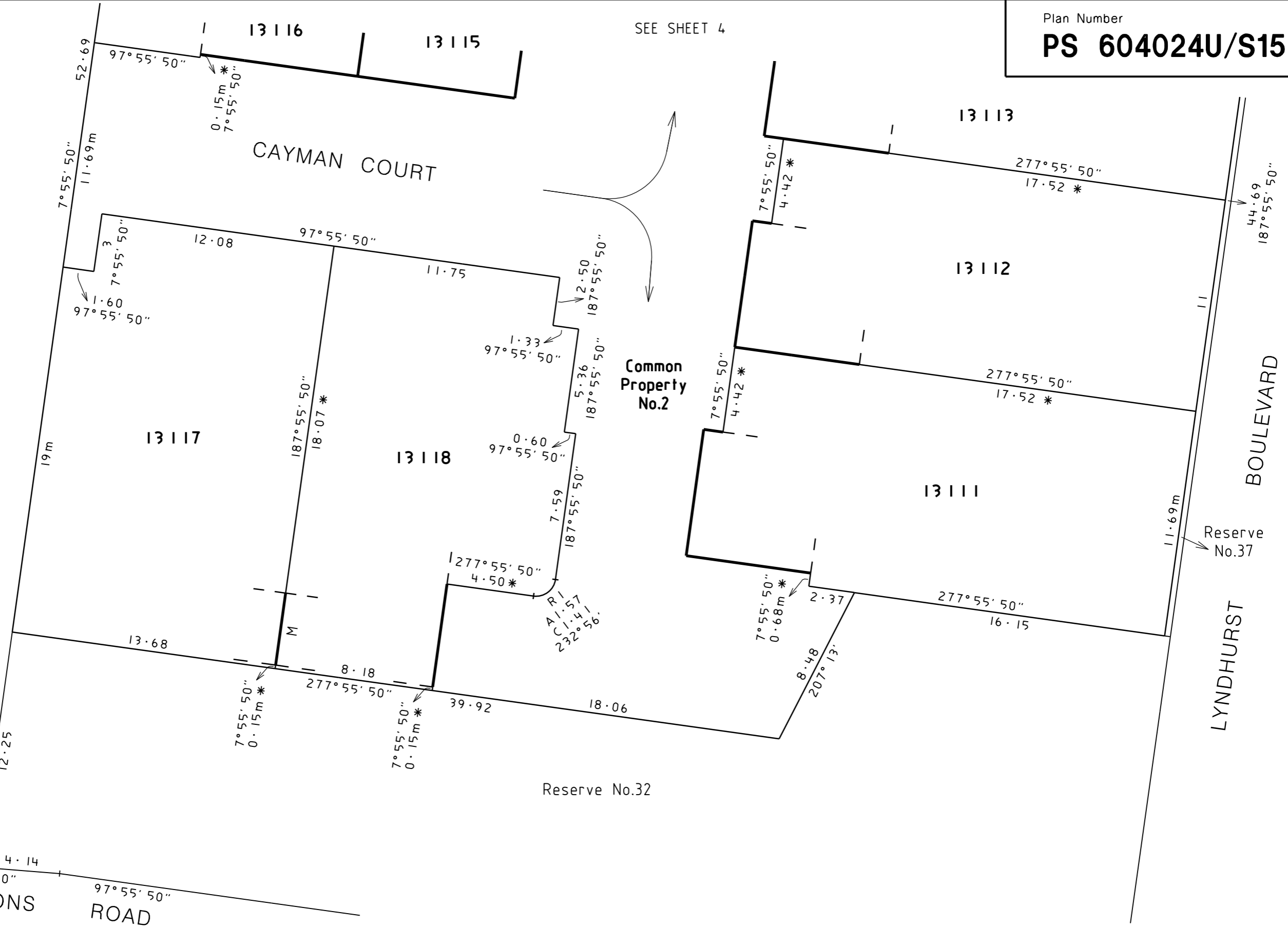


LIVIDA CIRCUIT

BOULEVARD
LYNDHURST

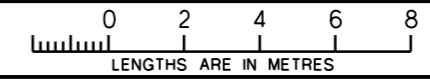
THOMPSONS ROAD

CAYMAN COURT



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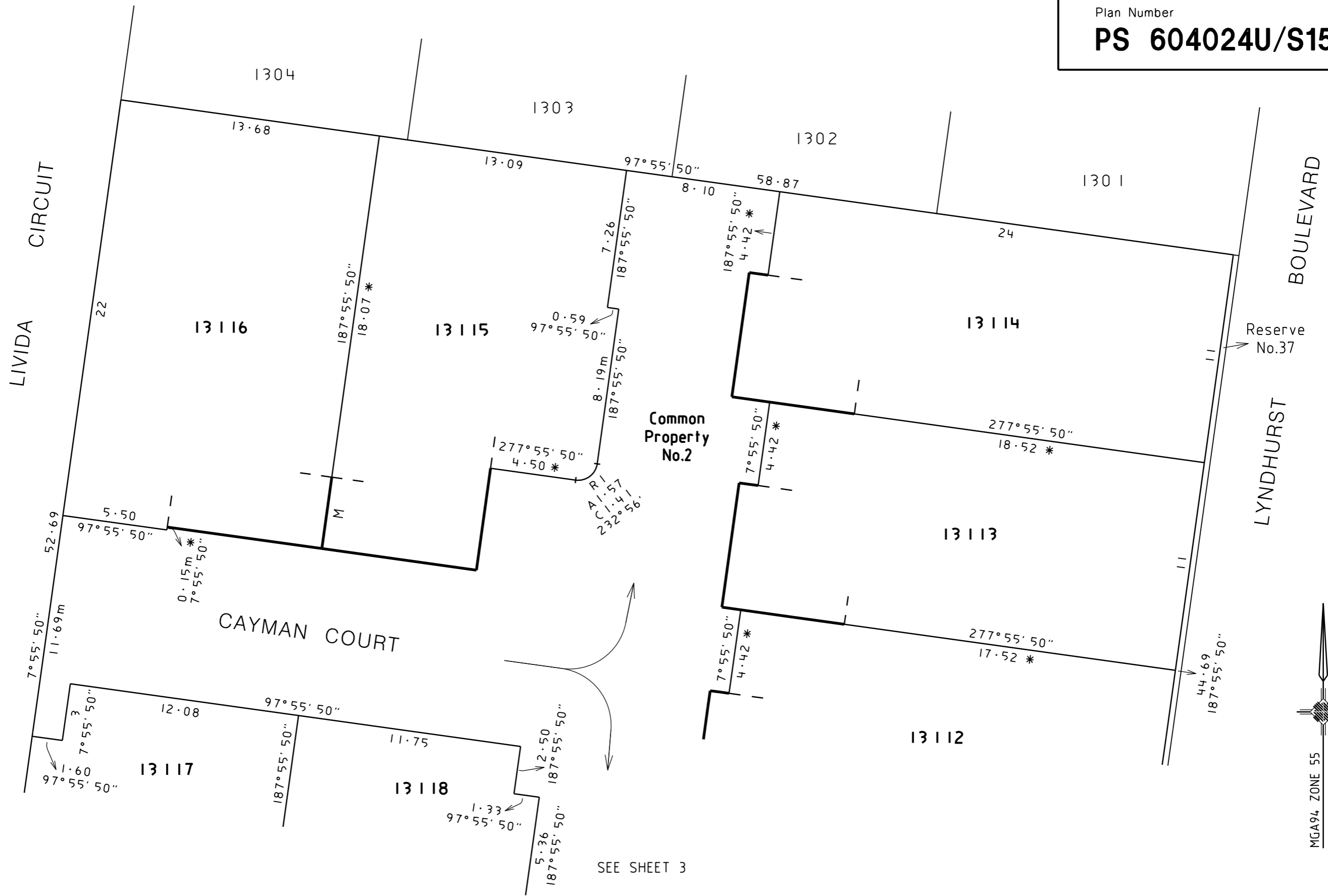
SCALE
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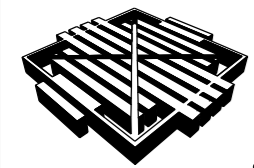
ORIGINAL SHEET
SIZE A3

SHEET 3

JONATHAN TREVOR NEATE, VERSION 4

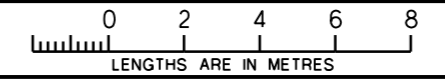


SEE SHEET 3



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SCALE
 1 : 200



ORIGINAL SHEET
 SIZE A3

SHEET 4

JONATHAN TREVOR NEATE, VERSION 4

SUBDIVISION ACT 1988
CREATION OF RESTRICTION A

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

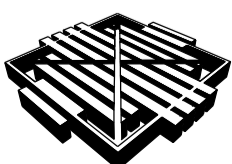
Land to benefit: Lots 13111 to 13118 (Both Inclusive)

Land to be burdened: Lots 13111 to 13118 (Both Inclusive)

Description of Restriction:

The registered proprietor or proprietors for the time being of a lot on this plan of subdivision his 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-house (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-house 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, (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 Design Guidelines a copy of which can be obtained from the website at www.marriottwaters.com/guidelines.htm and
 - (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 prior to the commencement of works;
- (iii) Build or cause to be built or allow to be built, in the case of a lot less than 300 square metres any dwelling unless a specific planning permit for the said dwelling has been obtained from the City of Casey.
- (iv) Subdivide or cause to subdivide or allow to be subdivided the burdened land.
- (v) Allow any of the above restrictions to be changed or amended unless otherwise approved in writing by the responsible authority and the Design Assessment Panel.



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JONATHAN TREVOR NEATE, VERSION 4

ORIGINAL SHEET
SIZE A3

SHEET 5

OWNERS CORPORATION SCHEDULE

PS604024U/S15

Owners Corporation No. 1 Plan No. PS604024U/S15

Land affected by Owners Corporation Lots: ALL LAND AFFECTED BY OWNERS CORPORATION 1 ON PREVIOUS STAGES OF THIS PLAN AND ALL OF THE LOTS IN THE TABLE BELOW
Common Property No.: 1


Limitations of Owners Corporation: UNLIMITED

Notations
Model Rules Apply unless a matter is provided for in Owners Corporation Rules.
See Section 139(3) Owners Corporation Act 2006.

Totals		
	Entitlement	Liability
This schedule	80	80
Previous stages	9966	9966
Overall Total	10046	10046

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
13111	10	10									
13112	10	10									
13113	10	10									
13114	10	10									
13115	10	10									
13116	10	10									
13117	10	10									
13118	10	10									



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SURVEYORS FILE REFERENCE: 34830/Stg.13A

SHEET 1
ORIGINAL SHEET
SIZE: A3

JONATHAN TREVOR NEATE / VERSION 4

OWNERS CORPORATION SCHEDULE

PS604024U/S15

Owners Corporation No. 2 Plan No. PS604024U/S15

Land affected by Owners Corporation Lots: ALL OF THE LOTS IN THE TABLE BELOW AND COMMON PROPERTY NO.2

Common Property No.: 2

Limitations of Owners Corporation: LIMITED

Notations
 Model Rules Apply unless a matter is provided for in Owners Corporation Rules.
 See Section 139(3) Owners Corporation Act 2006.

Totals		
	Entitlement	Liability
This schedule	64	64
Previous stages	0	0
Overall Total	64	64

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
13111	10	10									
13112	10	10									
13113	10	10									
13114	10	10									
13115	10	10									
13116	2	2									
13117	2	2									
13118	10	10									



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SURVEYORS FILE REFERENCE: 34830/Stg.13A

JONATHAN TREVOR NEATE / VERSION 4

SHEET 2

ORIGINAL SHEET SIZE: A3