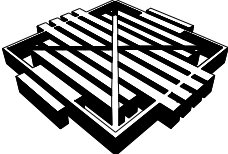
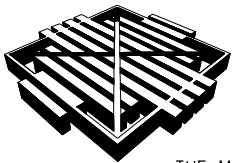
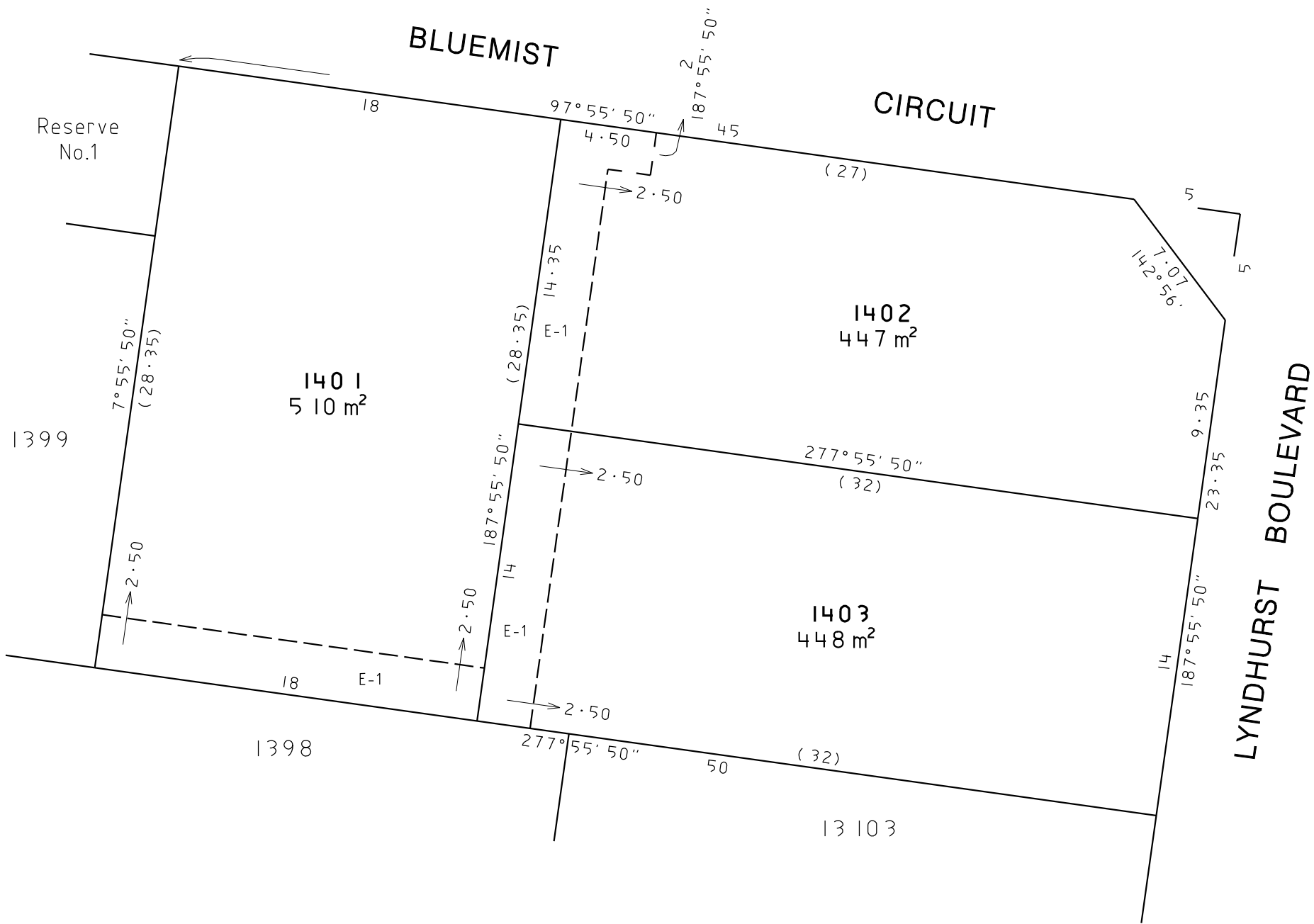
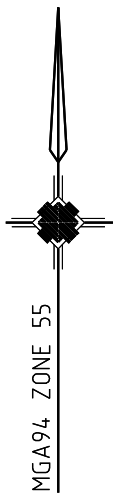
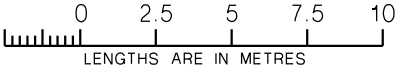


PLAN OF SUBDIVISION			LV use only EDITION	Plan Number PS 604024U/S14					
<div>Location of Land</div> <div>Parish: Lyndhurst</div> <div>Township: _____</div> <div>Section: _____</div> <div>Crown Allotment: _____</div> <div>Crown Portion: 21 (Part)</div> <div>Title Reference: Vol. Fol.</div> <div>Vol. Fol.</div> <div>Last Plan Reference: Lot S20 PS 604024U & Lot E PS 604024U</div> <div>Postal Address: Thompsons Road</div> <div>(at time of subdivision) Lyndhurst 3975</div> <div>MGA Co-ordinates: E 346 500 Zone: 55</div> <div>(of approx. centre of land in plan) N 5 784 400 GDA 94</div>			Council Name: City of Casey						
Vesting of Roads and/or Reserves									
<table><tr><td>Identifier</td><td>Council/Body/Person</td></tr><tr><td>Nil</td><td>Nil</td></tr></table>			Identifier	Council/Body/Person	Nil	Nil	NOTATIONS		
Identifier	Council/Body/Person								
Nil	Nil								
NOTATIONS			<div>Lots 1 to 1400 (Both Inclusive) have been omitted from this stage.</div> <div>Lots on this Plan may be affected by one or more Owners Corporations</div> <div>Estate: MARRIOTT WATERS</div> <div>Development No.: 14</div> <div>No. of Lots: 3</div> <div>Area: 1405 m²</div> <div>Melways: 129 A8</div>						
Depth Limitation : Does not apply.									
<div>Survey This plan is/is not based on survey</div> <div>This survey has been connected to Lyndhurst permanent marks no(s) 39, 238, 727, 746 & 1257 in Proclaimed Survey Area No. 45.</div> <div>Staging This is/is not a staged subdivision</div> <div>Planning Permit No. PlnA00852/14</div>									
EASEMENT INFORMATION									
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)									
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of					
E-1	Sewerage	See Diag.	PS 604024U Stage 13	South East Water Limited					
<div></div> <div>WATSONS</div> <div>URBAN DEVELOPMENT</div> <div>CONSULTANTS & MANAGERS</div> <div>5 MAIN ST, MORNINGTON PH.(03) 5975 4644,</div> <div>FAX (03) 5975 3916</div> <div>THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK</div> <div>PH.(03) 9697 8000, FAX (03) 9697 8099</div>		REF 34830/Stg.14		ORIGINAL SHEET SIZE A3	SHEET 1 OF 4 SHEETS				
		JONATHAN TREVOR NEATE, VERSION 8							



WATSONS
URBAN DEVELOPMENT
CONSULTANTS & MANAGERS
5 MAIN ST, MORNINGTON PH.(03) 5975 4644,
FAX (03) 5975 3916
THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK
PH.(03) 9697 8000, FAX (03) 9697 8099

SCALE
1:250



JONATHAN TREVOR NEATE, VERSION 8

ORIGINAL SHEET
SIZE A3

SHEET 2

SUBDIVISION ACT 1988

CREATION OF RESTRICTION

Upon registration of this plan the following restriction is created:

Land to benefit: Lots 1401 to 1403 (Both Inclusive).

Land to be burdened: Lots 1401 to 1403 (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 2020 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 Villawood Properties, Level 1, 6 Riverside Quay, Southbank, Vic 3006 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 or allow to remain a dwelling-house with a floor area of less than:

(A)

160 square metres in the case of a lot having an area of 500 square metres or greater; or

(B)

130 square metres in the case of a lot having an area of less than 500 square metres.

For the purposes of calculating the floor area of a dwelling-house the area of the garages, terraces, pergolas or verandahs shall be excluded.
- (iv)

For lots with an area of between 300 square metres and 500 square metres 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 which occupy more than 40% of the width of the lot frontage; or

(B)

Is sited closer to the street 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; or

(B)

Between the front street boundary and the building line; or

(C)

Upon a side or rear boundary of a lot except a fence:

(a)

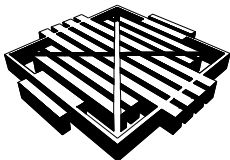
Which is constructed of timber palings with exposed posts capped across the top of the palings; and

(b)

Which does not exceed 1.8 metres in height excluding a screen erected to meet the requirements of Part 4 of the Building Regulations 2006 in relation to overlooking.
- (vi)

Subdivide or cause to subdivide or allow to be subdivided the burdened land.
- (vii)

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.



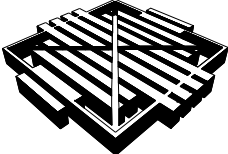
WATSONS

URBAN DEVELOPMENT
CONSULTANTS & MANAGERS
5 MAIN ST, MORNINGTON PH.(03) 5975 4644,
FAX (03) 5975 3916
THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK
PH.(03) 9697 8000, FAX (03) 9697 8099

JONATHAN TREVOR NEATE, VERSION 8

ORIGINAL SHEET
SIZE A3

SHEET 3

OWNERS CORPORATION SCHEDULE			LV use only EDITION			Plan Number PS 604024U/S14			
Owners Corporation: 1						Plan no. P.S. 604024U/S14			
Land affected by Owners Corporation 1: Lots 101 to 190 (Both Inclusive), 201 to 299 (Both Inclusive), 301 to 370 (Both Inclusive), 401 to 465 (Both Inclusive), 501 to 543 (Both Inclusive), 601 to 639 (Both Inclusive) 700 to 781 (Both Inclusive), 801 to 873 (Both Inclusive), 901 to 960 (Both Inclusive), 1001 to 1048 (Both Inclusive), 1101 to 1132 (Both Inclusive), 1201 to 1217 (Both Inclusive), 1301 to 1399 (Both Inclusive), 13100 to 13106 (Both Inclusive), S3, S4, S5, S25, S98 and Common Property No.1 from Previous Stages and Lots 1401 to 1403 (Both Inclusive).									
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.									
LotEntitlementandLotLiability									
Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	
101 TO 190 & S3 TO S5 (Stage 1)	903	903	1401 1402 1403	10 10 10	10 10 10				
201 TO 299 (Stage 2)	990	990							
301 TO 370 (Stage 3)	700	700							
401 TO 465 (Stage 4)	650	650							
501 TO 543 (Stage 5)	430	430							
601 TO 639 (Stage 6)	390	390							
700 TO 781 (Stage 7)	820	820							
801 TO 873 (Stage 8)	730	730							
901 TO 960 (Stage 9)	600	600							
1001 TO 1048 (Stage 10)	480	480							
1101 TO 1132 (Stage 11)	320	320							
1201 TO 1217 (Stage 12)	170	170							
1301 TO 1399 & 13100 TO 13106 (Stage 13)	1060	1060							
S25 (Stage 23)	1	1							
S98 (Stage 22)	1	1							
Total			Total	8275	8275	Total			
<div><div>WATSONS URBAN DEVELOPMENT CONSULTANTS & MANAGERS 5 MAIN ST, MORNINGTON PH.(03) 5975 4644, FAX (03) 5975 3916 THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK PH.(03) 9697 8000, FAX (03) 9697 8099</div></div>			REF 34830/Stg.14 JONATHAN TREVOR NEATE, VERSION 8			ORIGINAL SHEET SIZE A3		SHEET 4	