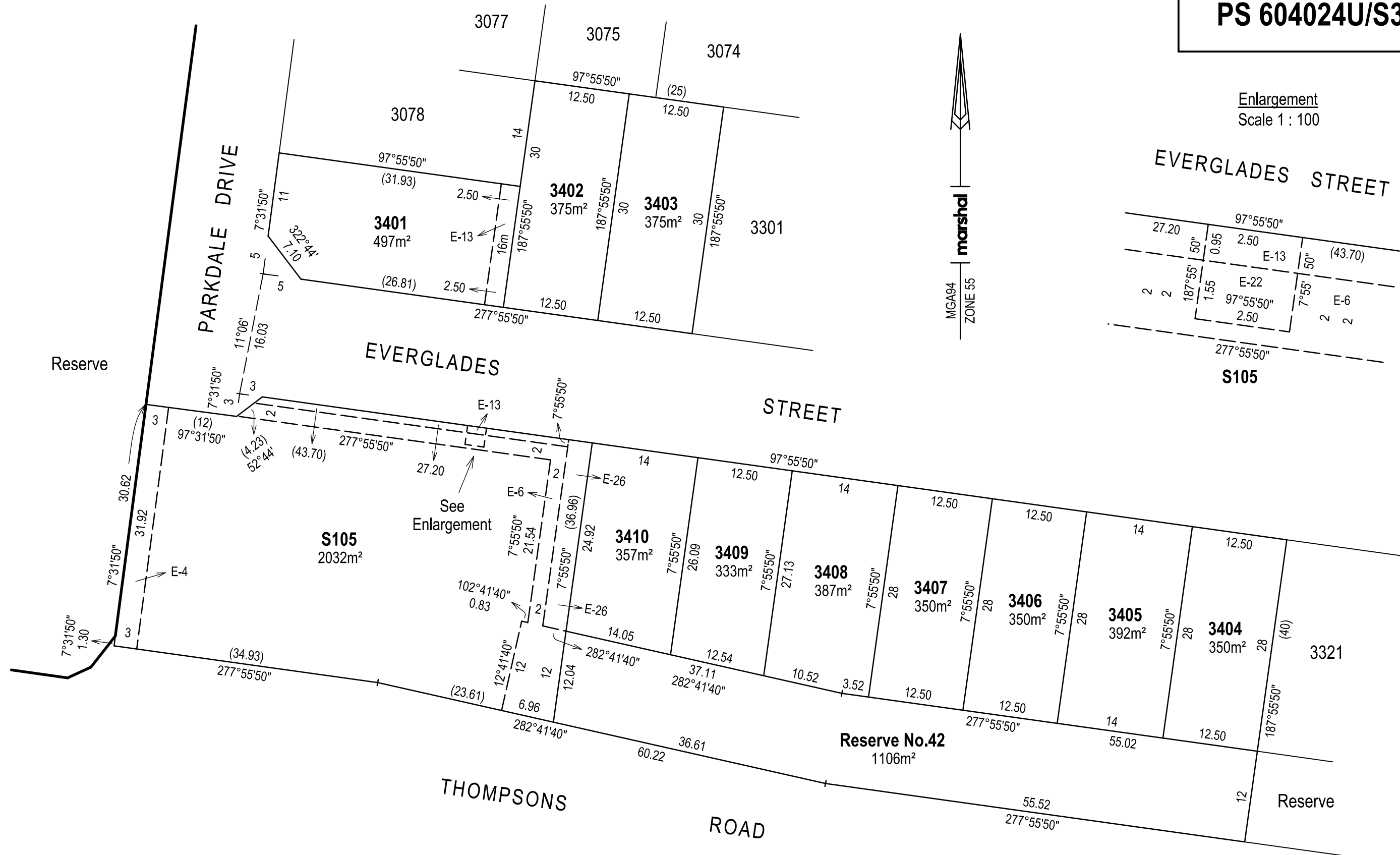


| | | | | | | | |
|--|-------------|----------------------------------|--------------------------------|--|---------------------|----------------|--|
| PLAN OF SUBDIVISION | | | | EDITION | | PS 604024U/S34 | |
| <div><div>Location of Land</div><div><div>Parish:</div><div>Township:</div><div>Section:</div><div>Crown Allotment:</div><div>Crown Portion:</div><div>Title Reference:</div><div>Last Plan Reference:</div><div>Postal Address:</div><div>MGA Co-ordinates:</div></div><div><div>Lyndhurst</div><div>—</div><div>—</div><div>—</div><div>21 (Part) & 22 (Part)</div><div>Vol. 11891 Fol. 668 Vol. 11891 Fol. 669</div><div>Lot S103 PS 604024U Lot S104 PS 604024U</div><div>45S & 50S Everglades Street Lyndhurst 3975</div><div>E 346 780 Zone: 55 N 5 784 010 GDA 94</div></div></div> | | | | Council Name: City of Casey | | | |
| Vesting of Roads and/or Reserves | | | | NOTATIONS | | | |
| Identifier | | Council/Body/Person | | <div>Lots 1 to 3400 (Both Inclusive) and S2 to S104 (Both Inclusive) have been omitted from this plan.</div> <div>Lots on this Plan may be affected by one or more Owners Corporations.</div> <div>Other Purpose of Plan: Part of the easement E-6 for 'Drainage' purposes within Reserve No.42 created in PS 604024U Stage 32 & Stage 33 in favour of City of Casey is removed by agreement (Subdivision Act 1988, Section 6(1)(k)) of all interested parties upon registration of this plan.</div> <div>Estate: MARRIOTT WATERS Development No.: 34 No. of Lots: 10 Area: 4872m²</div> | | | |
| Reserve No.42 | | City of Casey | | | | | |
| NOTATIONS | | | | | | | |
| Depth Limitation: Does not apply. | | | | | | | |
| <div>Survey: This plan is based on survey BP 2273R. 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 a staged subdivision Planning Permit No. PIn A00358/15</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-4 | Carriageway | See Diag. | PS 604028L | Lot A in PS 604028L | | | |
| E-6 & E-22 | Drainage | See Diag. | PS 604024U Stage 31 & Stage 33 | City of Casey | | | |
| E-13 & E-22 | Sewerage | See Diag. | PS 604024U Stage 30 & Stage 32 | South East Water Corporation | | | |
| E-26 | Drainage | See Diag. | This Plan | City of Casey | | | |
| <div>marshal</div> <div>Suite 201, Level 2, 448 St Kilda Road Melbourne Victoria 3004 +61 3 9860 0380 hello@marshal.melbourne</div> | | REF 34830/Stg.34 | | ORIGINAL SHEET SIZE A3 | SHEET 1 OF 3 SHEETS | | |
| | | JONATHAN TREVOR NEATE, VERSION 3 | | | | | |

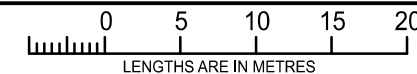
Enlargement
Scale 1 : 100



marshal

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+61 3 9860 0380 marshal.melbourne
hello@marshal.melbourne ABN 58 643 224 266

SCALE
1 : 500



ORIGINAL SHEET
SIZE A3

SHEET 2

JONATHAN TREVOR NEATE, VERSION 3

SUBDIVISION ACT 1988
CREATION OF RESTRICTION A

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

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

Burdened Land: Lots 3401 to 3410 (Both Inclusive).
Benefited Land: Lots 3401 to 3410 (Both Inclusive).

Description of Restriction:

- (i) Shall not 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) Shall not 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 2033 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) Shall not 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, pergolas or verandahs shall be excluded).
- (iv) Shall not 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, unless the building is two or more storeys and on a lot with an area between 250 and 300 square metres whereby the garage opening must not exceed 30% of the area of the front facade of the dwelling width the area of the front facade measured from a two dimensional elevation plan of the facade excluding the area of the roof of the dwelling; or
 - (B) Which is sited closer to the Lot frontage than the dwelling or 5.0 metres which ever is the greater, except in the case for a lot that is identified on the building envelope with an alternative setback, whereby the garage must not be setback between 3.0 metres and 5.0 metres from the Lot frontage.
- (v) Shall not 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 5 of the Building Regulations 2018 in relation to overlooking.
- (vi) Shall not 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.
- (vii) Shall not subdivide or cause to subdivide or allow to be subdivided the burdened land.
- (viii) Shall not 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.