

PLAN OF SUBDIVISION	LV use only	Plan Number
	EDITION	PS 604024U/S30

Location of Land
Parish: Lyndhurst
Township: —
Section: —
Crown Allotment: —
Crown Portion: 21 (Part) & 22 (Part)
Title Reference: Vol. 11414 Fol. 987
Last Plan Reference: Lot S98 PS 604024U Stage 22
Postal Address: 1005S Thompsons Road
(at time of subdivision) Lyndhurst 3975
MGA Co-ordinates: E 346 500 Zone: 55
(of approx. centre of land in plan) N 5 784 400 GDA 94

Council Name: City of Casey

Vesting of Roads and/or Reserves

Identifier	Council/Body/Person
Roads R-30 Reserve No.38	City of Casey AusNet Electricity Services Pty Ltd

NOTATIONS

Lots 1 to 3000 (Both Inclusive) and S1 to S96 have been omitted from this stage.
Lots 3001 to 3078 (Both Inclusive) are affected by Restrictive Covenants. Refer to Sheets 8 & 9.
Lots on this Plan may be affected by one or more Owners Corporations.
Other Purpose of Plan:
To remove part of the easement E-4 created in PS 604028L for the purpose of 'Carriageway' as shown on endorsed plan issued by City of Casey, Planning Permit PlnA 00268/16.
Estate: MARRIOTT WATERS
Development No.: 30
No. of Lots: 78
Area: 4.693 ha
Melways: 129 B8

NOTATIONS

Depth Limitation : Does not apply.

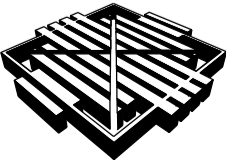
Survey This plan is/~~is not~~ based on survey BP 2273R.
This survey has been connected to Lyndhurst permanent marks nols) 39, 238, 727, 746 & 1257 in Proclaimed Survey Area No. 45.

Staging This is/~~is not~~ a staged subdivision
Planning Permit No. PlnA00358/15

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-13 & E-16	Sewerage	See Diag.	This Plan	South East Water Corporation
E-6 & E-16	Drainage	See Diag.	This Plan	City of Casey
E-19	Party Wall	0.12	This Plan	Relevant Abutting Lot on This Plan



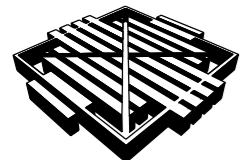
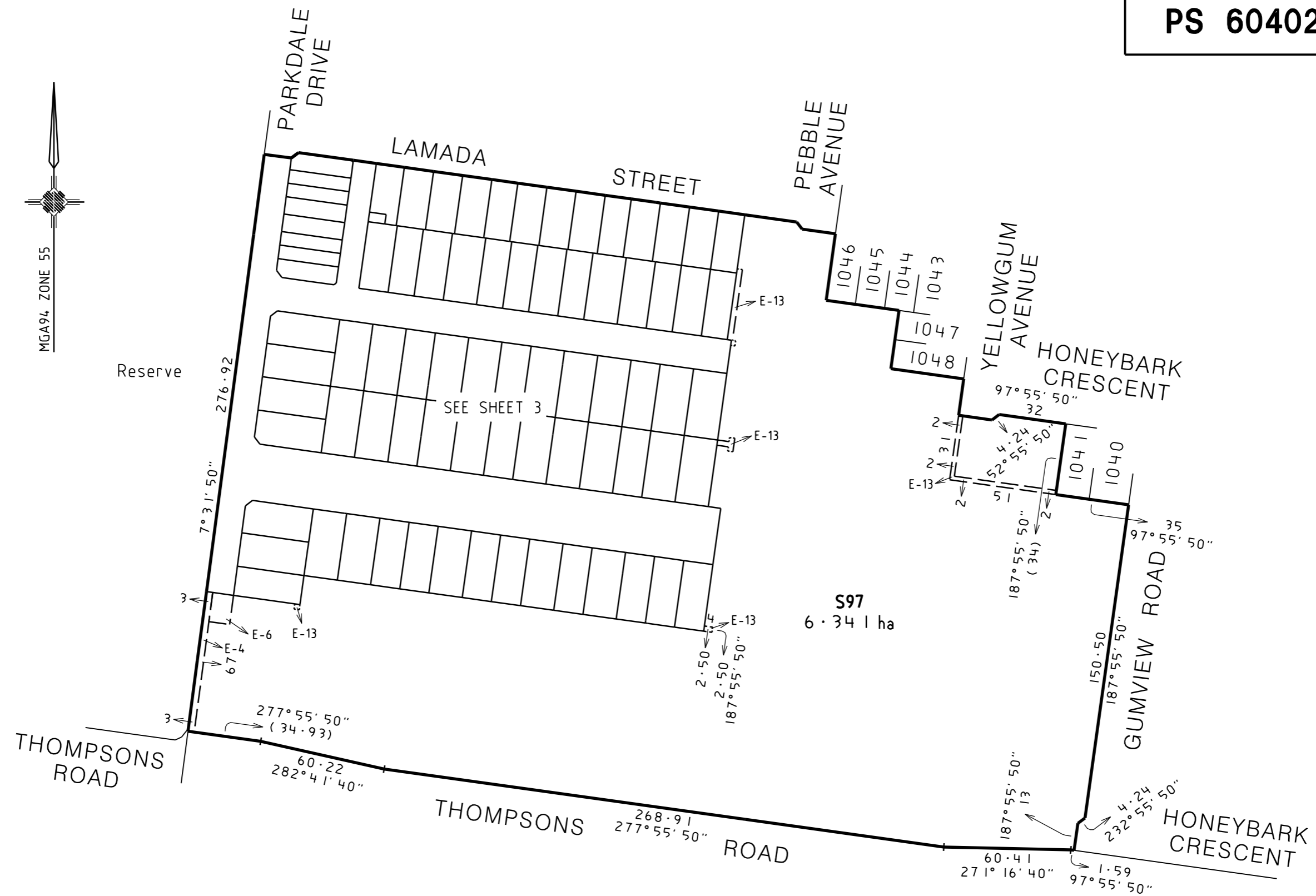
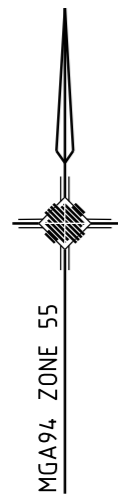
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PH.(03) 9860 0300

REF 34830/Stg.30

JONATHAN TREVOR NEATE, VERSION 12

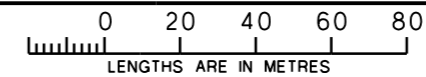
ORIGINAL SHEET
SIZE A3

SHEET 1 OF 10 SHEETS



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SCALE
 1:2000



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SHEET 2

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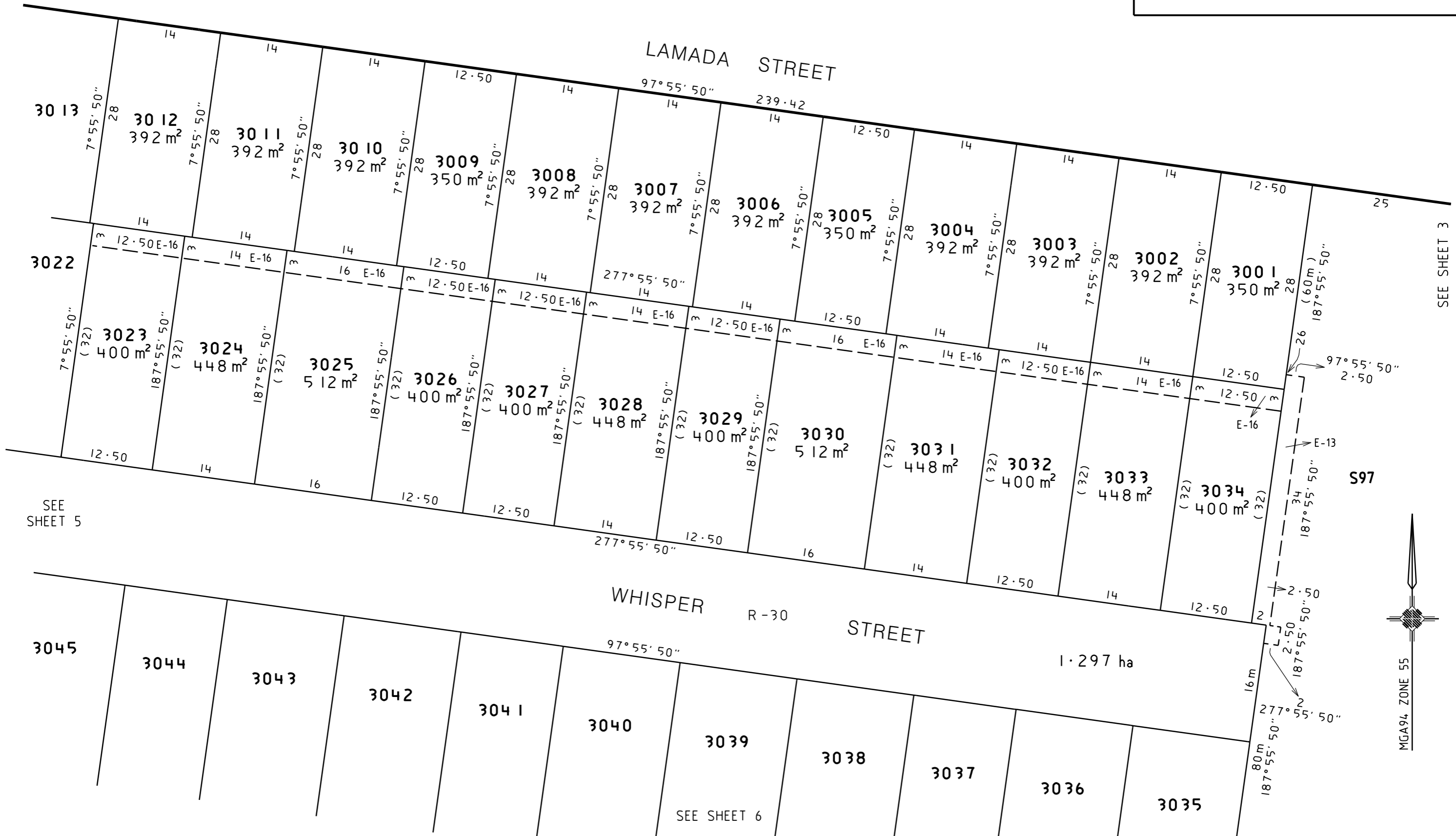
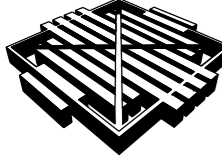
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 LENGTHS ARE IN METRES

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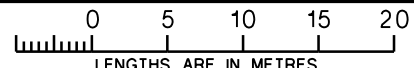
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SHEET 3

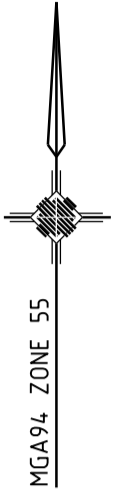
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SCALE
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ORIGINAL SHEET
 SIZE A3

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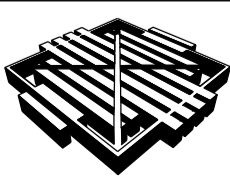
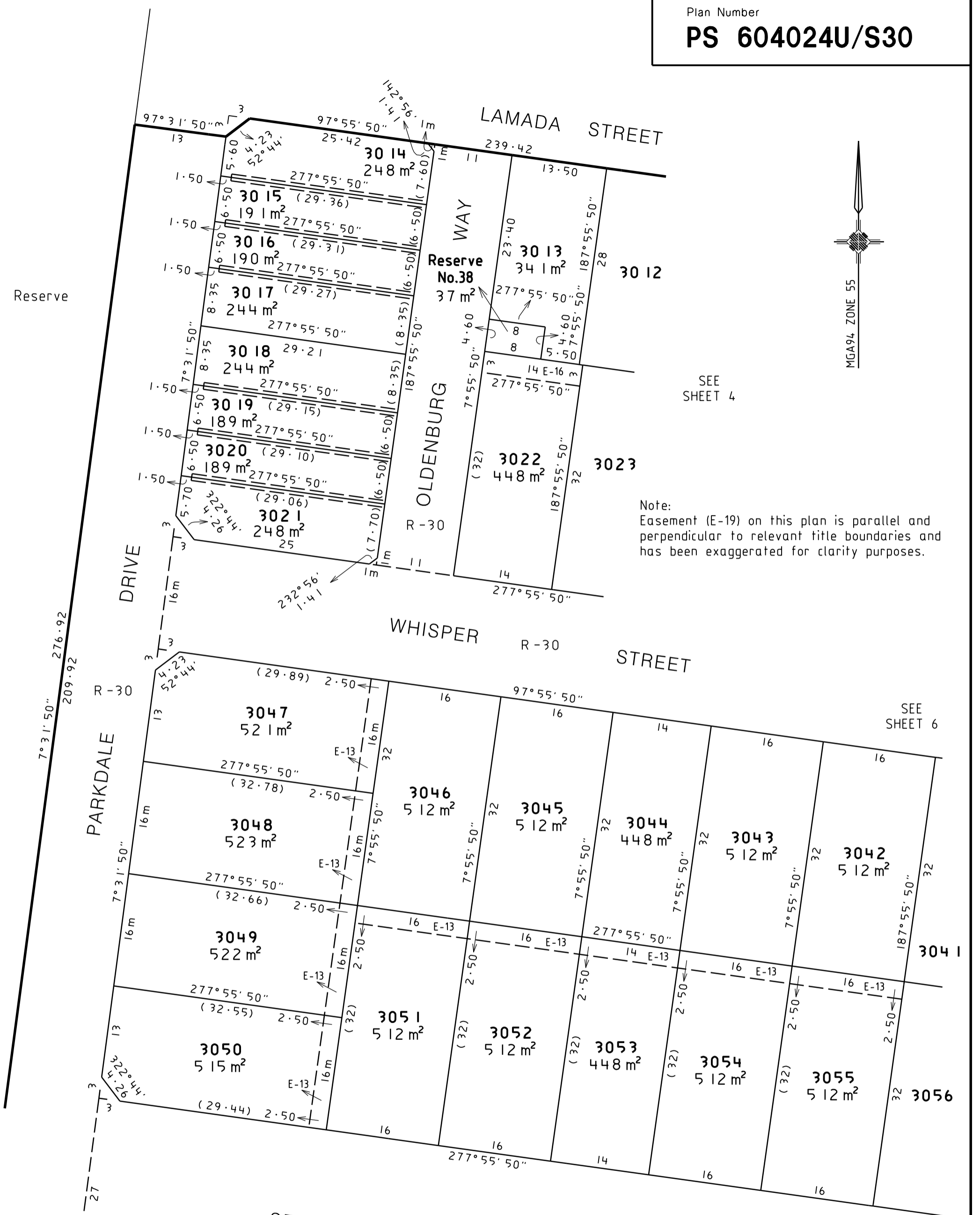
Reserve

SEE SHEET 4

Note:
Easement (E-19) on this plan is parallel and perpendicular to relevant title boundaries and has been exaggerated for clarity purposes.

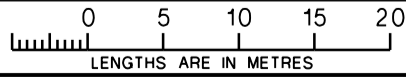
SEE SHEET 6

SEE SHEET 7



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SCALE
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SIZE A3

SHEET 5

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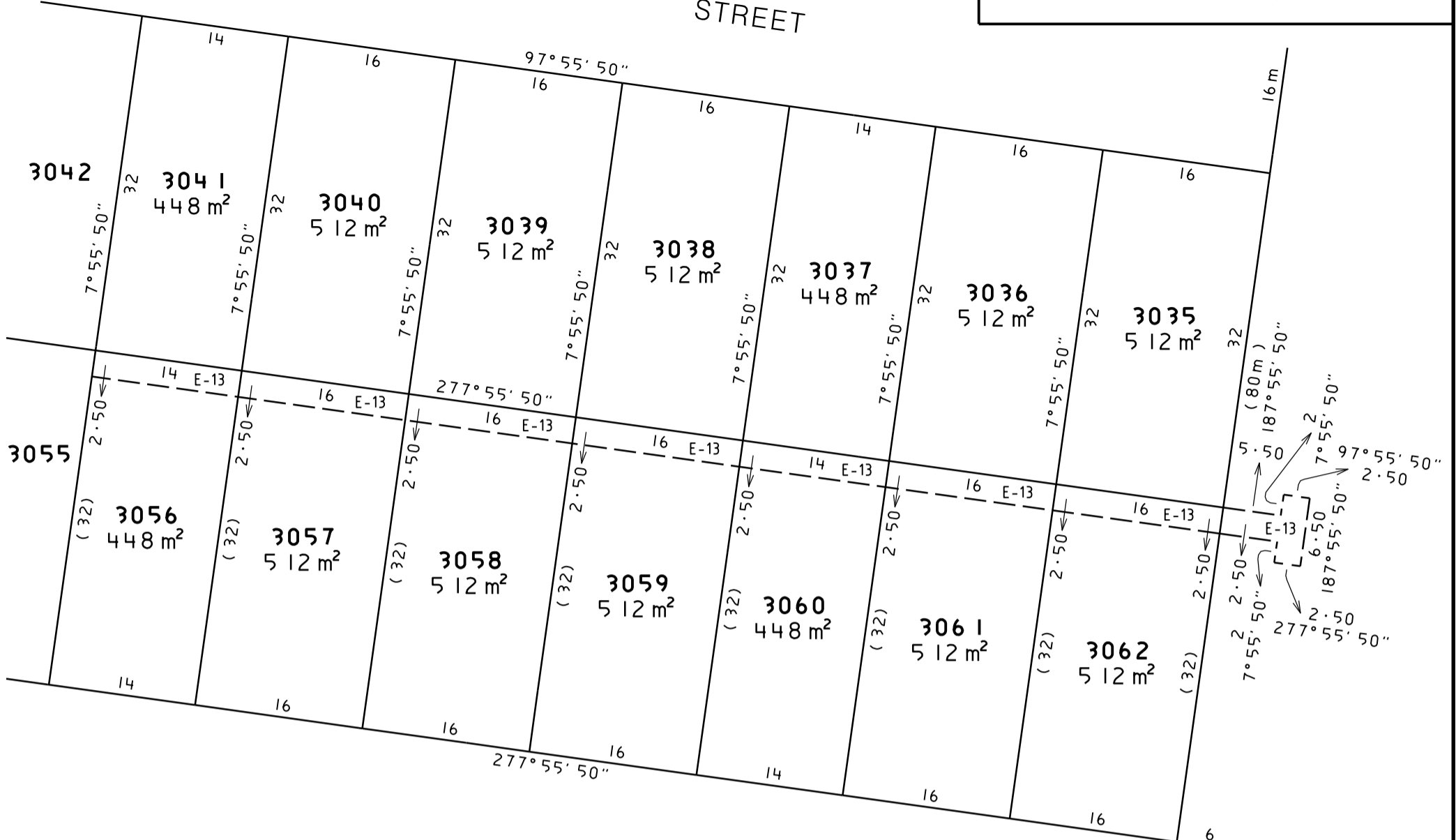
SEE SHEET 5

WHISPER R-30 STREET

SEE SHEET 4

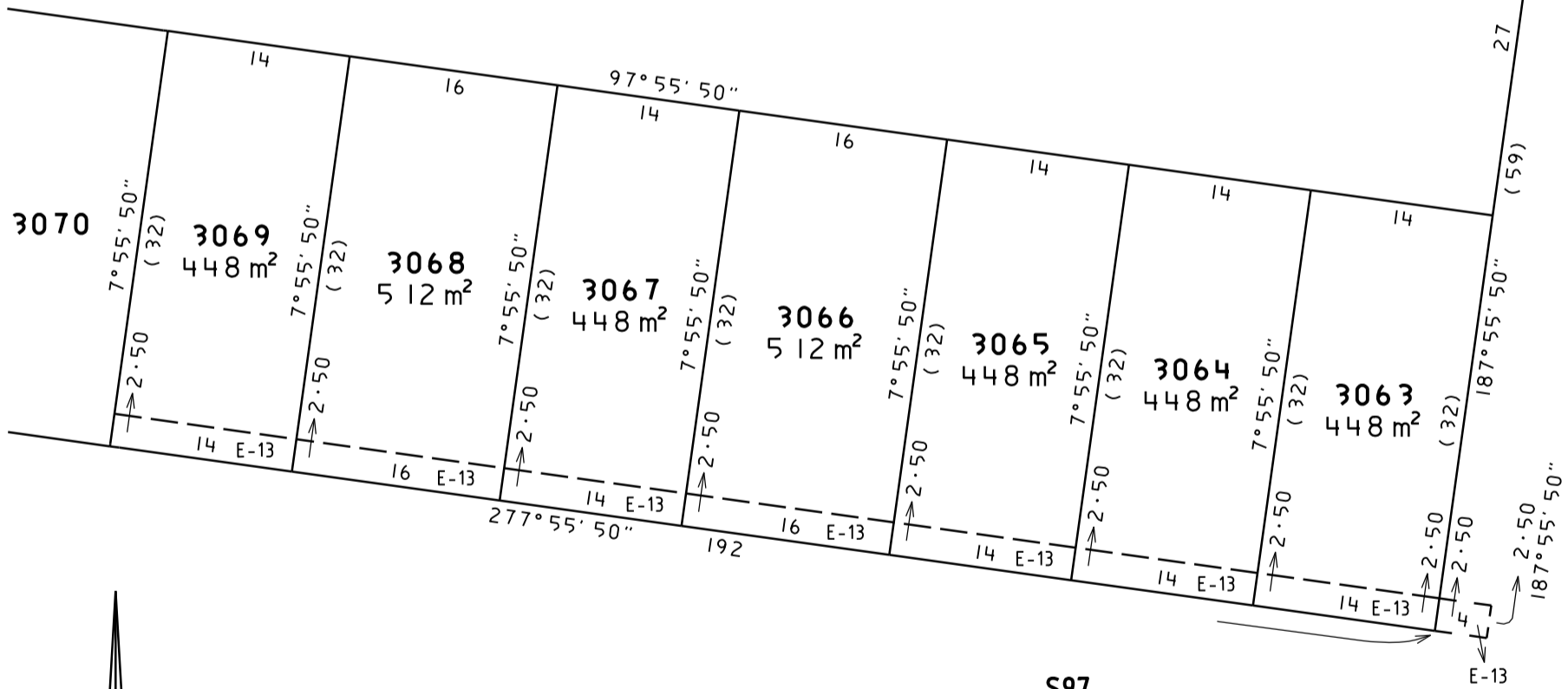
Plan Number

PS 604024U/S30

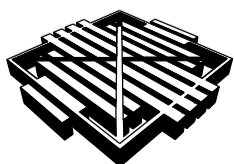
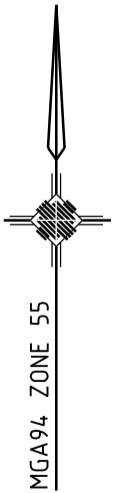


SEE SHEET 7

SEACHANGE R-30 PARADE



S97

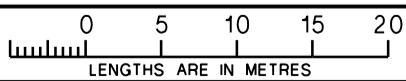


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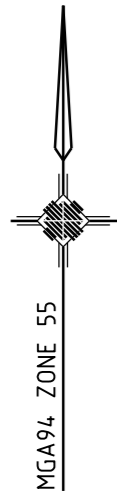
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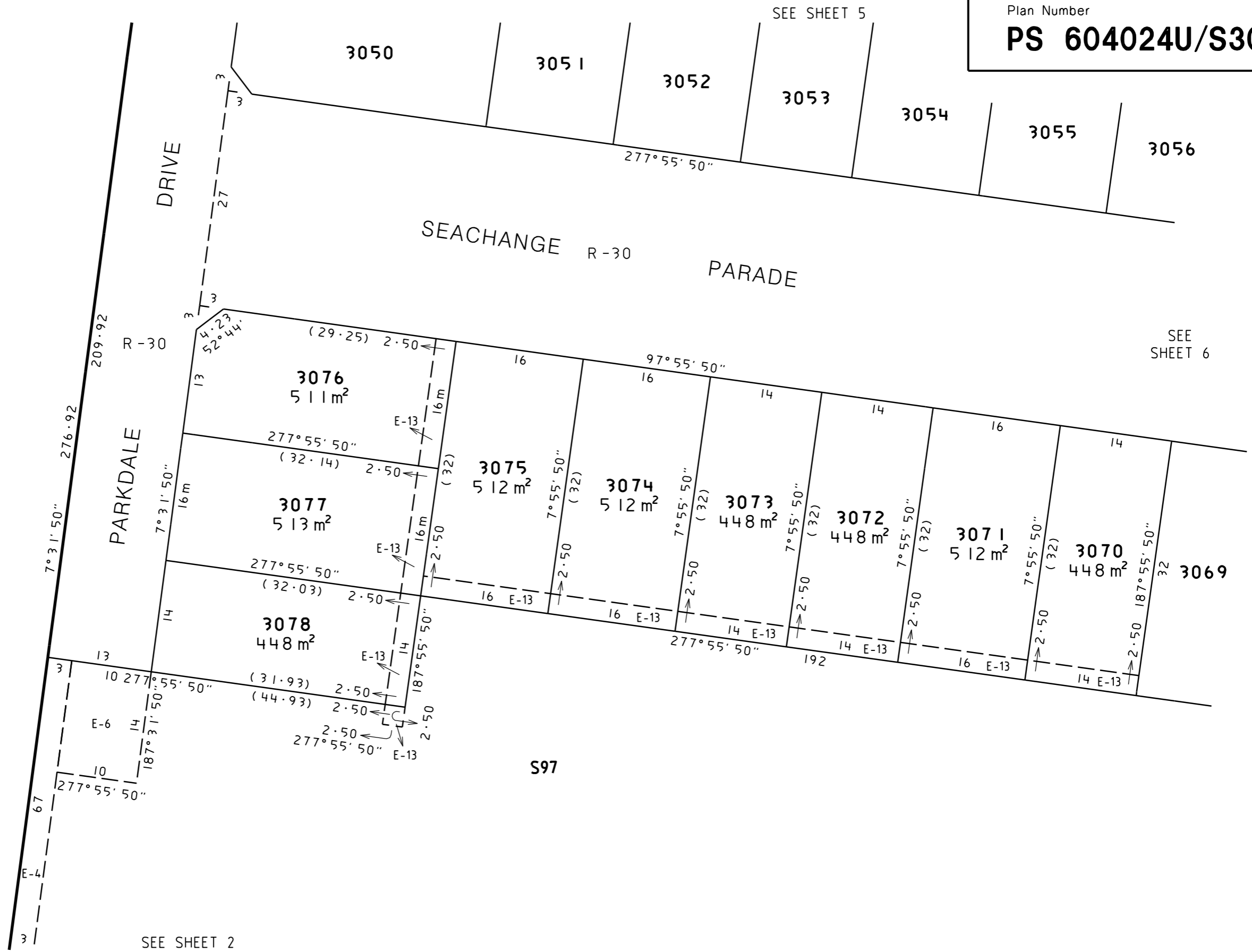
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SHEET 6

JONATHAN TREVOR NEATE VERSION 12



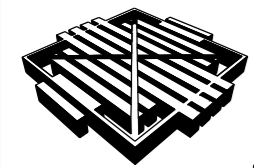
Reserve



SEE SHEET 2

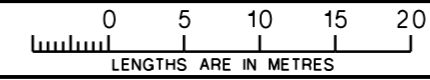
SEE SHEET 6

SEE SHEET 5



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SCALE
 1:500



ORIGINAL SHEET
 SIZE A3

SHEET 7

JONATHAN TREVOR NEATE VERSION 12

SUBDIVISION ACT 1988
CREATION OF RESTRICTION A

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

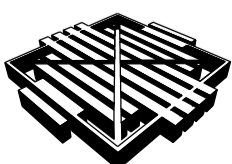
Land to benefit: Lots 3001 to 3013 (Both Inclusive) and Lots 3022 to 3078 (Both Inclusive)

Land to be burdened: Lots 3001 to 3013 (Both Inclusive) and Lots 3022 to 3078 (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 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) 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.



SUBDIVISION ACT 1988
CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is to be created (continued from Sheet 8):

- (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) 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) Subdivide or cause to subdivide or allow to be subdivided the burdened land.
- (viii) 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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ORIGINAL SHEET
SIZE A3

SHEET 9

SUBDIVISION ACT 1988
CREATION OF RESTRICTION B

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

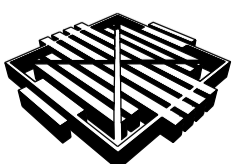
Land to benefit: Lots 3014 to 3021 (Both Inclusive)

Land to be burdened: Lots 3014 to 3021 (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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SHEET 10

OWNERS CORPORATION SCHEDULE

PS604024U/S30

Owners Corporation No. 1 Plan No. PS604024U/S30

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	781	781
Previous stages	8274	8274
Overall Total	9055	9055

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
3001	10	10	3051	10	10						
3002	10	10	3052	10	10						
3003	10	10	3053	10	10						
3004	10	10	3054	10	10						
3005	10	10	3055	10	10						
3006	10	10	3056	10	10						
3007	10	10	3057	10	10						
3008	10	10	3058	10	10						
3009	10	10	3059	10	10						
3010	10	10	3060	10	10						
3011	10	10	3061	10	10						
3012	10	10	3062	10	10						
3013	10	10	3063	10	10						
3014	10	10	3064	10	10						
3015	10	10	3065	10	10						
3016	10	10	3066	10	10						
3017	10	10	3067	10	10						
3018	10	10	3068	10	10						
3019	10	10	3069	10	10						
3020	10	10	3070	10	10						
3021	10	10	3071	10	10						
3022	10	10	3072	10	10						
3023	10	10	3073	10	10						
3024	10	10	3074	10	10						
3025	10	10	3075	10	10						
3026	10	10	3076	10	10						
3027	10	10	3077	10	10						
3028	10	10	3078	10	10						
3029	10	10	S97	1	1						
3030	10	10									
3031	10	10									
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3049	10	10									
3050	10	10									

REF: 34830/Stg.30

SHEET 1 of 1

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