
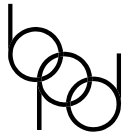
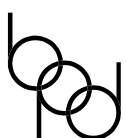
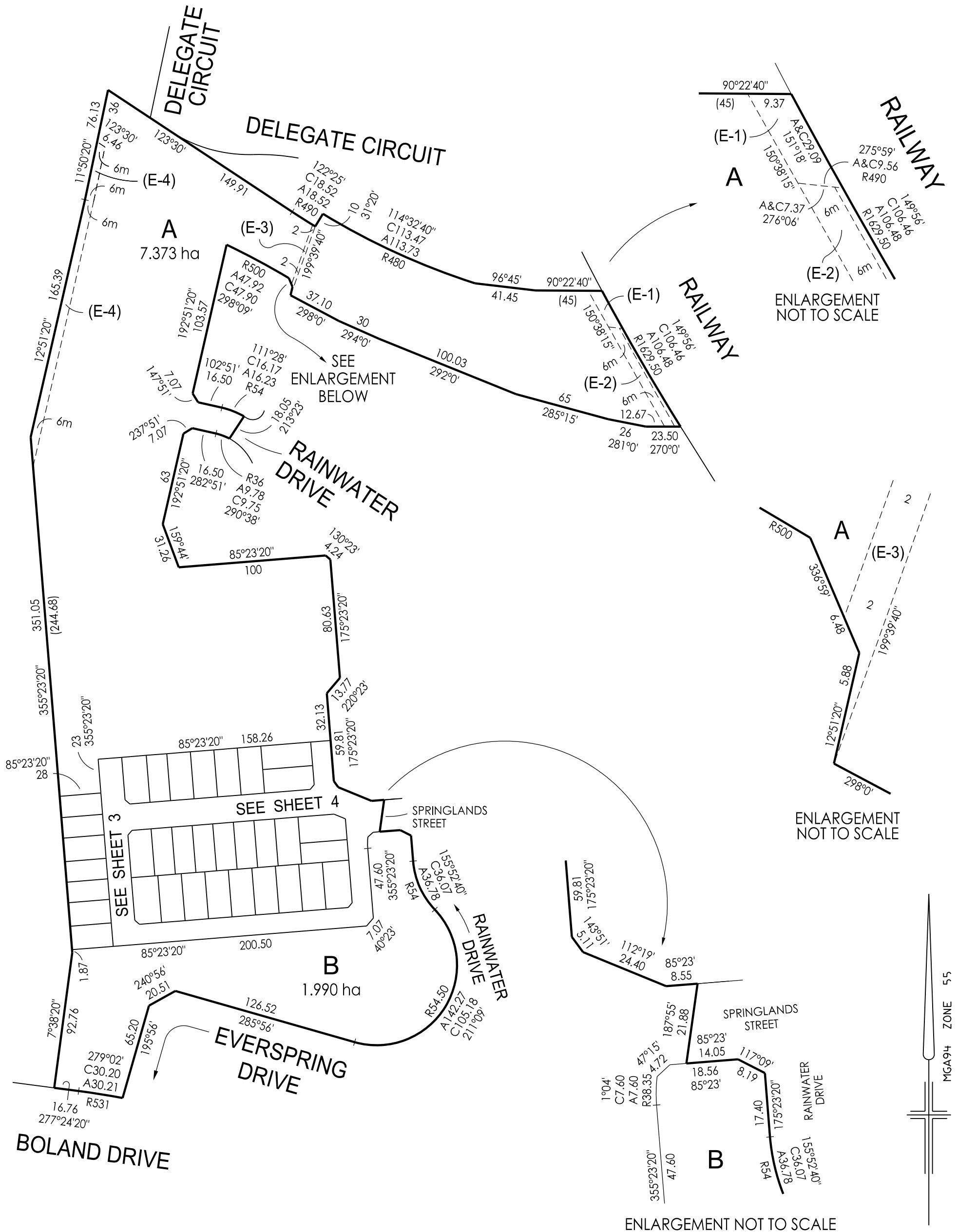


	PLAN OF SUBDIVISION		LRS USE ONLY EDITION		PLAN NUMBER PS 738343D	
LOCATION OF LAND  PARISH: LYNDHURST  TOWNSHIP: ----  SECTION: ----  CROWN ALLOTMENT: ----  CROWN PORTION: 23 (PART)  TITLE REFERENCES: VOL FOL  LAST PLAN REFERENCE: LOT A ON PS811255T  POSTAL ADDRESS: (at time of subdivision) 405 EVANS ROAD LYNDHURST 3975  MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 346 550 ZONE: 55 N: 5 785 010 DATUM: GDA94				COUNCIL NAME: CASEY CITY COUNCIL		
VESTING OF ROADS OR RESERVES				NOTATIONS		
IDENTIFIER		COUNCIL/BODY/PERSON		TANGENT POINTS ARE SHOWN THUS:   LOTS 1 TO 600 (BOTH INCLUSIVE) AND 608 TO 630 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN  TOTAL ROAD AREA: 8642m²		
ROAD R1		CASEY CITY COUNCIL				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
SURVEY: 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  STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. PIn A00983/14						
ESTATE: AQUAREVO 6      AREA: 2.512 ha      No. OF LOTS: 34      MELWAY: 129:B:6						
EASEMENT INFORMATION						
LEGEND:      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	PS811255T - SECTION 88 OF ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD		
(E-4)	WATER SUPPLY THROUGH UNDERGROUND PIPES	SEE PLAN	PS811255T	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		REF: 8766/6      VERSION: 15		ORIGINAL SHEET SIZE A3	SHEET 1 OF 6 SHEETS	
		LICENSED SURVEYOR: SIMON P COX				
		CHECKED	AT	DATE: 06/08/19		

PLAN NUMBER  
PS 738343D



**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  
1:2500



LICENSED SURVEYOR: SIMON P COX

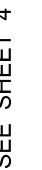
ORIGINAL SHEET SIZE A3
REF: 8766/6

SHEET 2

VERSION: 15

PLAN NUMBER  
PS 738343D

SEE SHEET 2



SEE SHEET 2



1:500

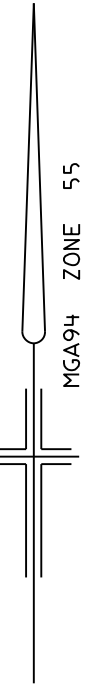


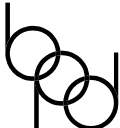
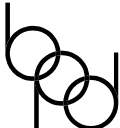
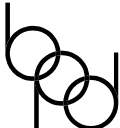
SHEET 3

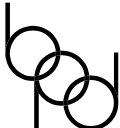
VERSION: 15

LICENSED SURVEYOR: SIMON P COX

PLAN NUMBER  
PS 738343D



		PLAN OF SUBDIVISION		PLAN NUMBER PS 738343D																																																																																						
<div>SUBDIVISION ACT 1988</div> <div>CREATION OF RESTRICTION</div> <div>THE BURDENED LOTS / BENEFITTING LOTS OF THIS RESTRICTION ARE:</div> <div><table><tr><th>BURDENED LOT No:</th><th>BENEFITTING LOTS:</th></tr><tr><td>601</td><td>602</td></tr><tr><td>602</td><td>601, 603</td></tr><tr><td>603</td><td>602, 604</td></tr><tr><td>604</td><td>603, 605</td></tr><tr><td>605</td><td>604, 606</td></tr><tr><td>606</td><td>605, 607</td></tr><tr><td>607</td><td>606</td></tr><tr><td>631</td><td>632, 633</td></tr><tr><td>632</td><td>631, 633</td></tr><tr><td>633</td><td>631, 632, 634</td></tr><tr><td>634</td><td>633, 635</td></tr><tr><td>635</td><td>634, 636</td></tr><tr><td>636</td><td>635, 637</td></tr><tr><td>637</td><td>636, 638</td></tr><tr><td>638</td><td>637</td></tr><tr><td>639</td><td>640, 657</td></tr><tr><td>640</td><td>639, 641, 656, 657</td></tr></table><table><tr><th>BURDENED LOT No:</th><th>BENEFITTING LOTS:</th></tr><tr><td>641</td><td>640, 642, 655, 656</td></tr><tr><td>642</td><td>641, 643, 654, 655</td></tr><tr><td>643</td><td>642, 644, 653, 654</td></tr><tr><td>644</td><td>643, 645, 652, 653</td></tr><tr><td>645</td><td>644, 646, 651, 652</td></tr><tr><td>646</td><td>645, 647, 648, 650, 651</td></tr><tr><td>647</td><td>646, 648</td></tr><tr><td>648</td><td>646, 647, 649, 650</td></tr><tr><td>649</td><td>648, 650</td></tr><tr><td>650</td><td>646, 648, 649, 651</td></tr><tr><td>651</td><td>645, 646, 650, 652</td></tr><tr><td>652</td><td>644, 645, 651, 653</td></tr><tr><td>653</td><td>643, 644, 652, 654</td></tr><tr><td>654</td><td>642, 643, 653, 655</td></tr><tr><td>655</td><td>641, 642, 654, 656</td></tr><tr><td>656</td><td>640, 641, 655, 657</td></tr><tr><td>657</td><td>639, 640, 656</td></tr></table></div> <div>Upon registration of this plan, the following restriction is to be created.</div> <div>For the purpose of description:</div> <div><div>(i) Primary frontage means<div>(A) In the case of a lot where only one boundary of that lot abuts a road, the boundary that abuts the road.</div><div>(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.</div></div><div>Description of Restriction:</div><div>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;</div><div><div>(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);</div><div>(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:<div><div>(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 &amp; Associates Pty Ltd PO Box 356 Mont Albert Vic 3127 (email dap@kosaarchitects.com.au) or such other entity as may be nominated by the Design Assessment Panel from time to time;</div><div>(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</div><div>(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;</div></div></div></div><div>CONTINUED SEE SHEET 6</div></div> <table><tr><td rowspan="3"><div>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</div></td><td>SCALE</td><td></td><td>ORIGINAL SHEET SIZE A3</td><td>SHEET 5</td></tr><tr><td colspan="2">LICENSED SURVEYOR: SIMON P COX</td><td colspan="2">REF: 8766/6 VERSION: 15</td></tr><tr><td colspan="4"></td></tr></table>						BURDENED LOT No:	BENEFITTING LOTS:	601	602	602	601, 603	603	602, 604	604	603, 605	605	604, 606	606	605, 607	607	606	631	632, 633	632	631, 633	633	631, 632, 634	634	633, 635	635	634, 636	636	635, 637	637	636, 638	638	637	639	640, 657	640	639, 641, 656, 657	BURDENED LOT No:	BENEFITTING LOTS:	641	640, 642, 655, 656	642	641, 643, 654, 655	643	642, 644, 653, 654	644	643, 645, 652, 653	645	644, 646, 651, 652	646	645, 647, 648, 650, 651	647	646, 648	648	646, 647, 649, 650	649	648, 650	650	646, 648, 649, 651	651	645, 646, 650, 652	652	644, 645, 651, 653	653	643, 644, 652, 654	654	642, 643, 653, 655	655	641, 642, 654, 656	656	640, 641, 655, 657	657	639, 640, 656	 <div>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</div>	SCALE		ORIGINAL SHEET SIZE A3	SHEET 5	LICENSED SURVEYOR: SIMON P COX		REF: 8766/6 VERSION: 15					
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		PLAN OF SUBDIVISION		PLAN NUMBER PS 738343D		
<div>CREATION OF RESTRICTION (CONTINUED)</div>						
<div><div>(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:</div><div><div>(A) 150 square metres in the case of a lot having an area of 500 square metres or greater; or</div><div>(B) 110 square metres in the case of a lot having an area of less than 500 square metres, excluding terrace allotments.</div><div>(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, terraces, pergolas or verandahs shall be excluded.</div></div></div>						
<div><div>(iv) Build or cause to be built or allow to be built or allow to remain a garage;</div><div><div>(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.</div><div>(B) Which is sited closer to the primary frontage than the dwelling-house or 5.5 metres which ever is the greater.</div></div></div>						
<div><div>(v) Build or cause to be built or allow to be built or allow to remain any fencing:</div><div><div>(A) Along a front street boundary; and</div><div>(B) Between the front street boundary and the building line; and</div><div>(C) Upon a side or rear boundary of a lot except a fence:<div><div>(a) Which is constructed of timber palings with exposed posts capped across the top of the palings; and</div><div>(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.</div></div></div></div></div>						
<div><div>(vi) Use the said lot in any way that is not in accordance with the "Aquarevo Building Design Guidelines."</div></div>						
<div><div></div><div><div>Breese Pitt Dixon Pty Ltd</div><div>1/19 Cato Street</div><div>Hawthorn East Vic 3123</div><div>Ph: 8823 2300 Fax: 8823 2310</div><div>www.bpd.com.au info@bpd.com.au</div></div></div>		SCALE			ORIGINAL SHEET SIZE A3	SHEET 6
		LICENSED SURVEYOR: SIMON P COX		REF: 8766/6		