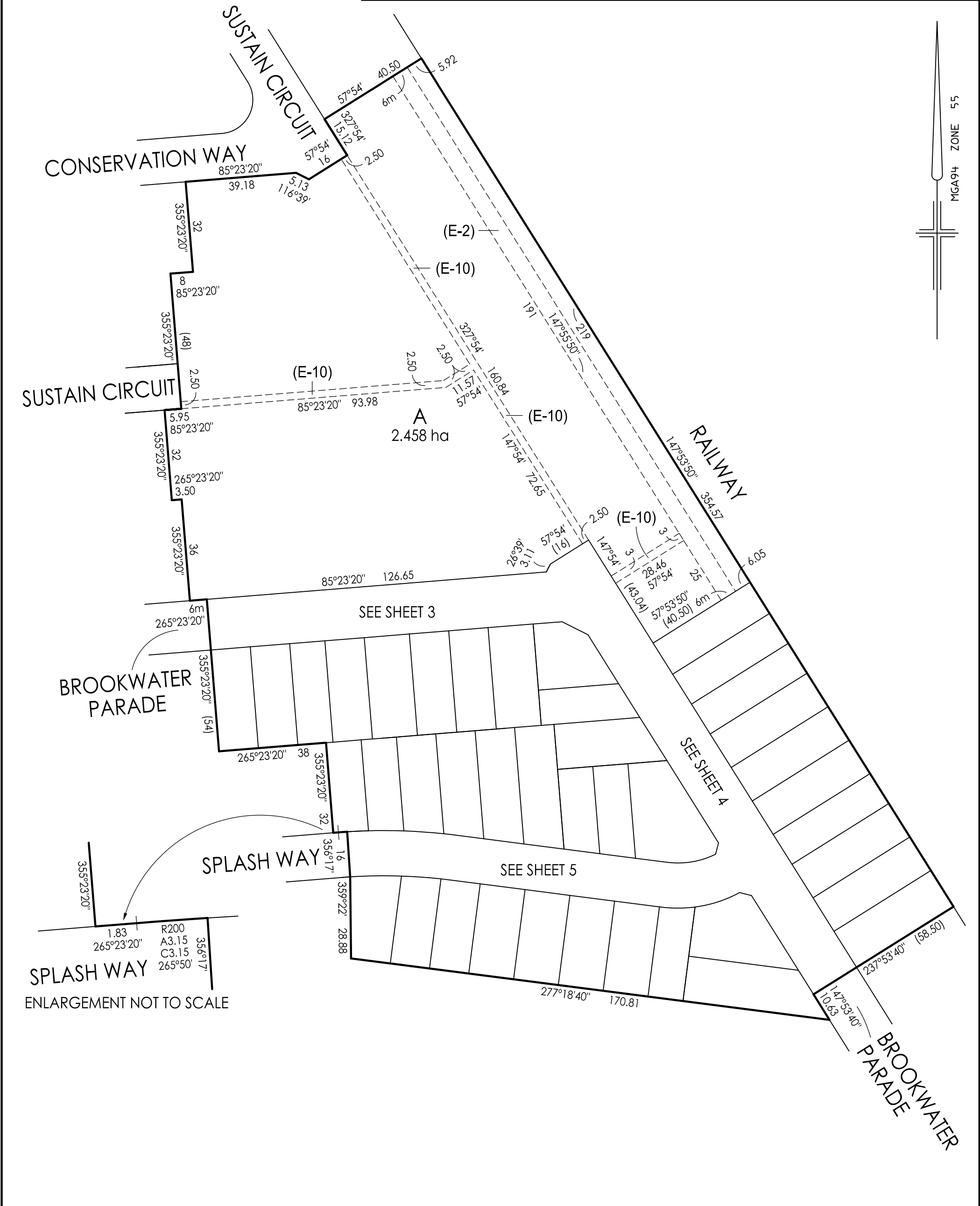


PLAN OF SUBDIVISION				LRS USE ONLY EDITION	PLAN NUMBER <b>PS 838501E</b>		
<div>LOCATION OF LAND</div> <div><div>PARISH:</div><div>LYNDHURST</div></div> <div><div>TOWNSHIP:</div><div>-----</div></div> <div><div>SECTION:</div><div>-----</div></div> <div><div>CROWN ALLOTMENT:</div><div>-----</div></div> <div><div>CROWN PORTION:</div><div>23 (PART)</div></div> <div><div>TITLE REFERENCES:</div><div>VOLFOL</div></div> <div><div>LAST PLAN REFERENCE:</div><div>LOT B ON PS811255T</div></div> <div><div>POSTAL ADDRESS: (at time of subdivision)</div><div>BROOKWATER PARADE LYNDHURST 3975</div></div> <div><div>MGA 94 CO-ORDINATES: (of approx. centre of plan)</div><div>E: 346 940      ZONE: 55 N: 5 784 960    DATUM: GDA94</div></div>				<div>Council Name: Casey City Council</div> <div>Council Reference Number: SubA00120/20 Planning Permit Reference: PlnA00983/14 SPEAR Reference Number: S156030B</div> <div>Certification</div> <div>This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 01/09/2020</div> <div>Public Open Space</div> <div>A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification</div> <div>Digitally signed by: Michele Scarlett for Casey City Council on 23/04/2021</div>			
VESTING OF ROADS OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		<div>TANGENT POINTS ARE SHOWN THUS: ————</div> <div>LOTS 1 TO 700 (BOTH INCLUSIVE), 709 AND EASEMENTS (E-1) AND (E-3) TO (E-9) (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN</div> <div>TOTAL ROAD AREA: 7726m²</div> <div>FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-10) ON PS811255T WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1</div> <div>GROUND'S FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988</div>			
ROAD R1		CASEY CITY COUNCIL					
NOTATIONS							
DEPTH LIMITATION DOES NOT APPLY							
<div>SURVEY: THIS PLAN IS BASED ON SURVEY VIDE PS720123T</div> <div>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No. LYNDHURST PM238</div> <div>IN PROCLAIMED SURVEY AREA No. 45</div> <div>STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. PlnA00983/14</div>							
ESTATE: AQUAREVO 7A      AREA: 2.805 ha      No. OF LOTS: 39      MELWAY: 129:C: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-2)	SEWERAGE	SEE PLAN	PS738417A	SOUTH EAST WATER CORPORATION			
(E-10)	SEWERAGE	SEE PLAN	PS811255T	SOUTH EAST WATER CORPORATION			
<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>		REF: 8766/7A      VERSION: 2		ORIGINAL SHEET SIZE A3	SHEET 1 OF 6 SHEETS		
CHECKED AT		DATE: 21/04/21		Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (2), 23/04/2021, SPEAR Ref: S156030B			



PLAN OF SUBDIVISION

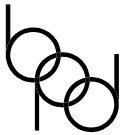
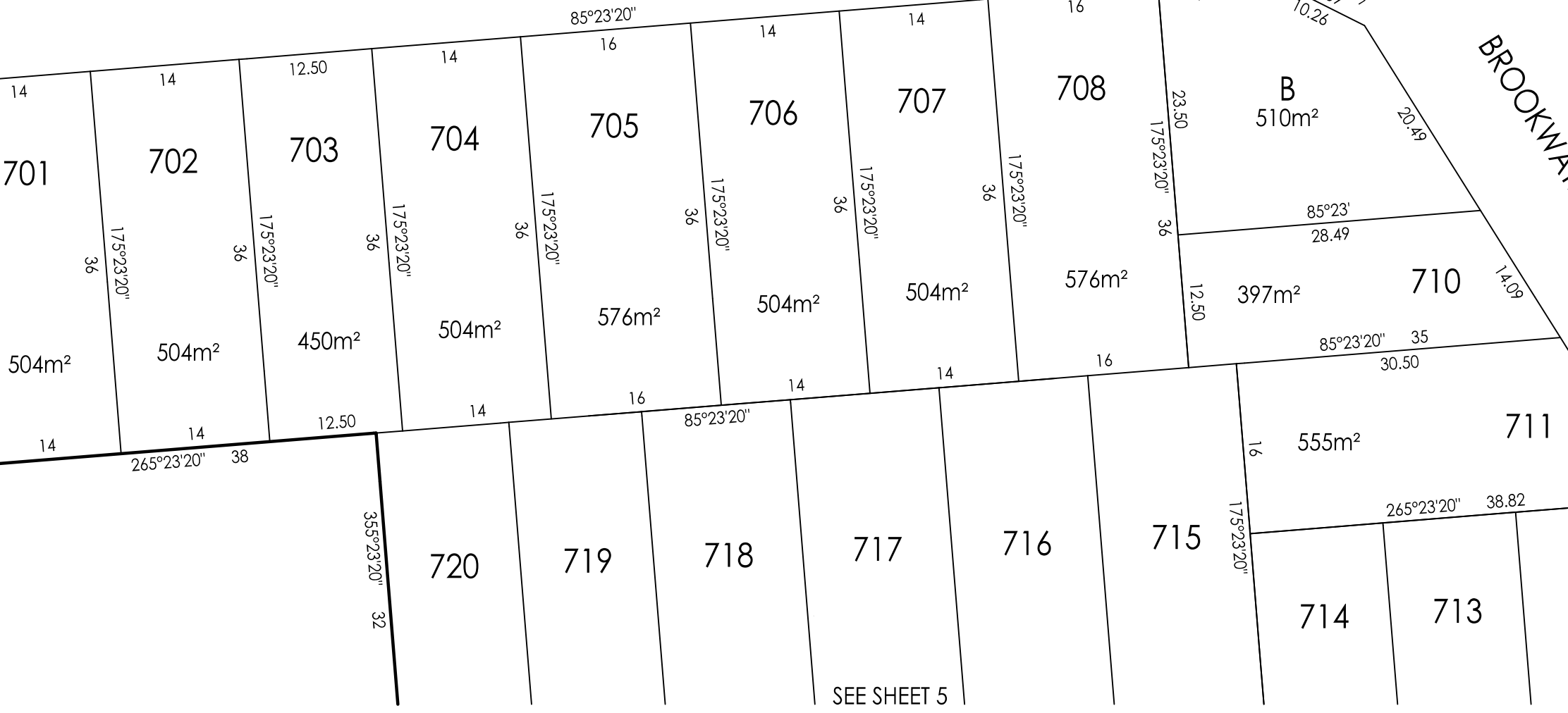
PLAN NUMBER  
PS 838501E

A  
SEE SHEET 2

A  
SEE SHEET 2

BROOKWATER R1 PARADE

BROOKWATER R1 PARADE



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

SCALE

1:500



REF: 8766/7A

VERSION: 2

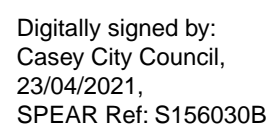
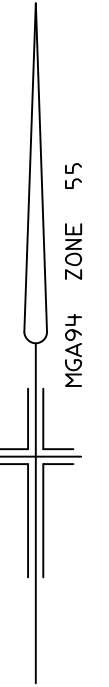
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23/04/2021, SPEAR Ref: S156030B

ORIGINAL  
SHEET SIZE A3

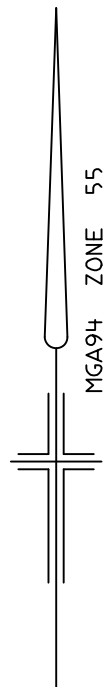
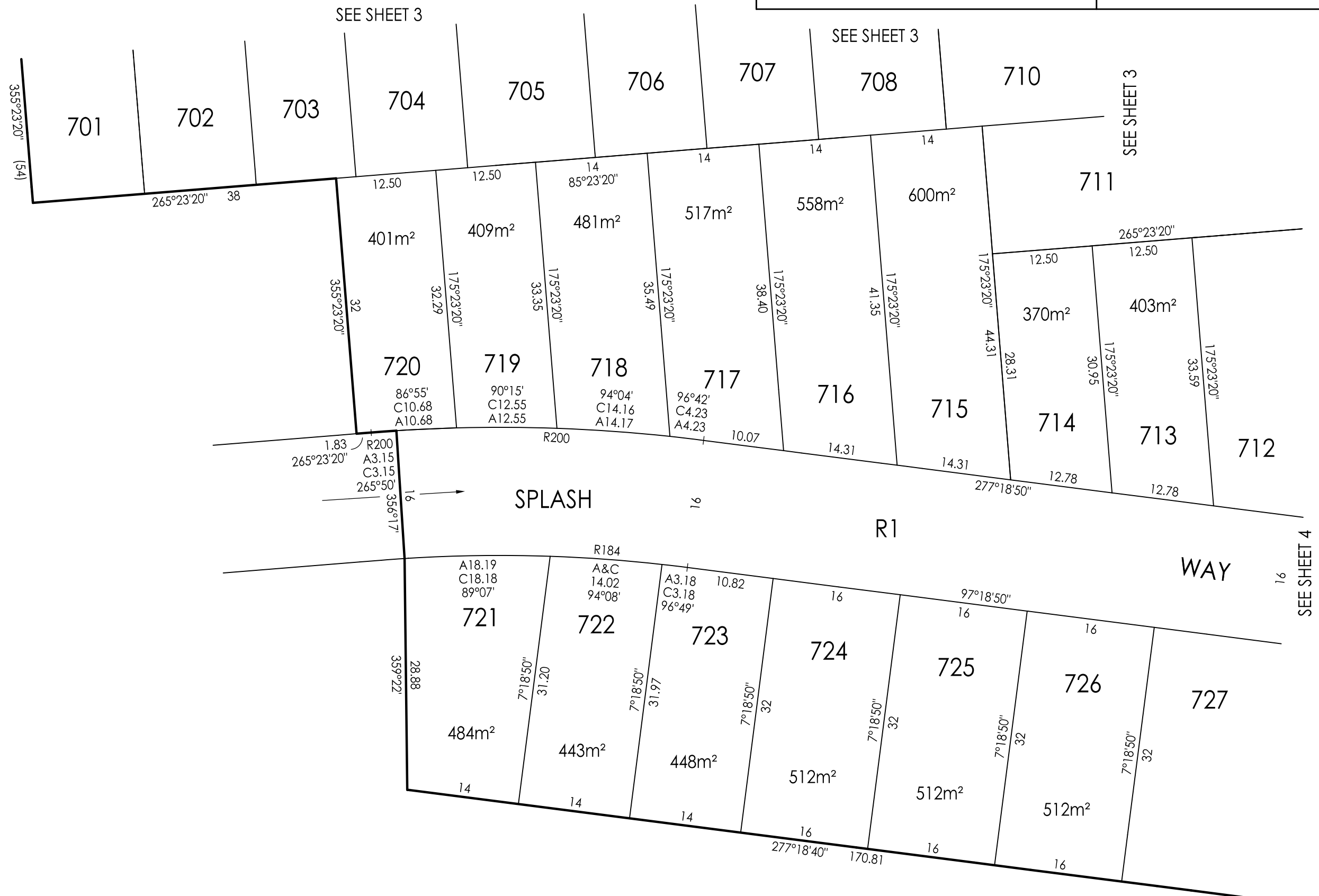
SHEET 3

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Casey City Council,  
23/04/2021,  
SPEAR Ref: S156030B

PLAN NUMBER  
PS **838501E**



## PS 838501E



MGA94 ZONE 55

www.bpd.com.au info@bpd.com.au

1:500



SHEET 5

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Casey City Council,  
23/04/2021,  
SPEAR Ref: S156030B

		PLAN OF SUBDIVISION		PLAN NUMBER PS 838501E	
<div>SUBDIVISION ACT 1988</div> <div>CREATION OF RESTRICTION</div>					
<p>Upon registration of this plan, the following restriction is to be created.</p> <p>For the purpose of description:</p> <div><div>(i) Primary frontage means</div><div><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>					
<div>RESTRICTION NUMBER : 1</div> <div>Land to benefit: Lots 701 to 708 (both inclusive) and 710 to 740 (both inclusive).</div> <div>Land to burdened: Lots 701 to 708 (both inclusive) and 710 to 740 (both inclusive).</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 27 Church Street, Hawthorn Vic 3122 (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>(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>(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>(iv) Build or cause to be built or allow to be built or allow to remain a garage;<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>(v) Build or cause to be built or allow to be built or allow to remain any fencing:<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>(vi) Use the said lot in any way that is not in accordance with the "Aquarevo Building Design Guidelines."</div></div></div>					
<div>RESTRICTION NUMBER : 2</div> <div>Land to benefit: Lots 701 to 708 (both inclusive) and 710 to 740 (both inclusive).</div> <div>Land to be burdened: Lots 731 to 740 (both inclusive).</div> <div>Description of Restriction:</div> <div>The registered proprietor or proprietors for the time being of any burdened lot, must not construct a dwelling unless the said dwelling is constructed in such a way as to ensure the noise levels emanating from the rail corridor within any internal bedroom will not exceed 55dB LAmx during the period from 10pm to 6am on any given date.</div>					
<div><div><div></div><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></div></div>		SCALE		<div>ORIGINAL SHEET SIZE A3</div> <div>SHEET 6</div>	
				<div>REF: 8766/7A</div> <div>VERSION: 2</div>	
		Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (2), 23/04/2021, SPEAR Ref: S156030B		Digitally signed by: Casey City Council, 23/04/2021, SPEAR Ref: S156030B	