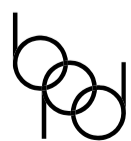
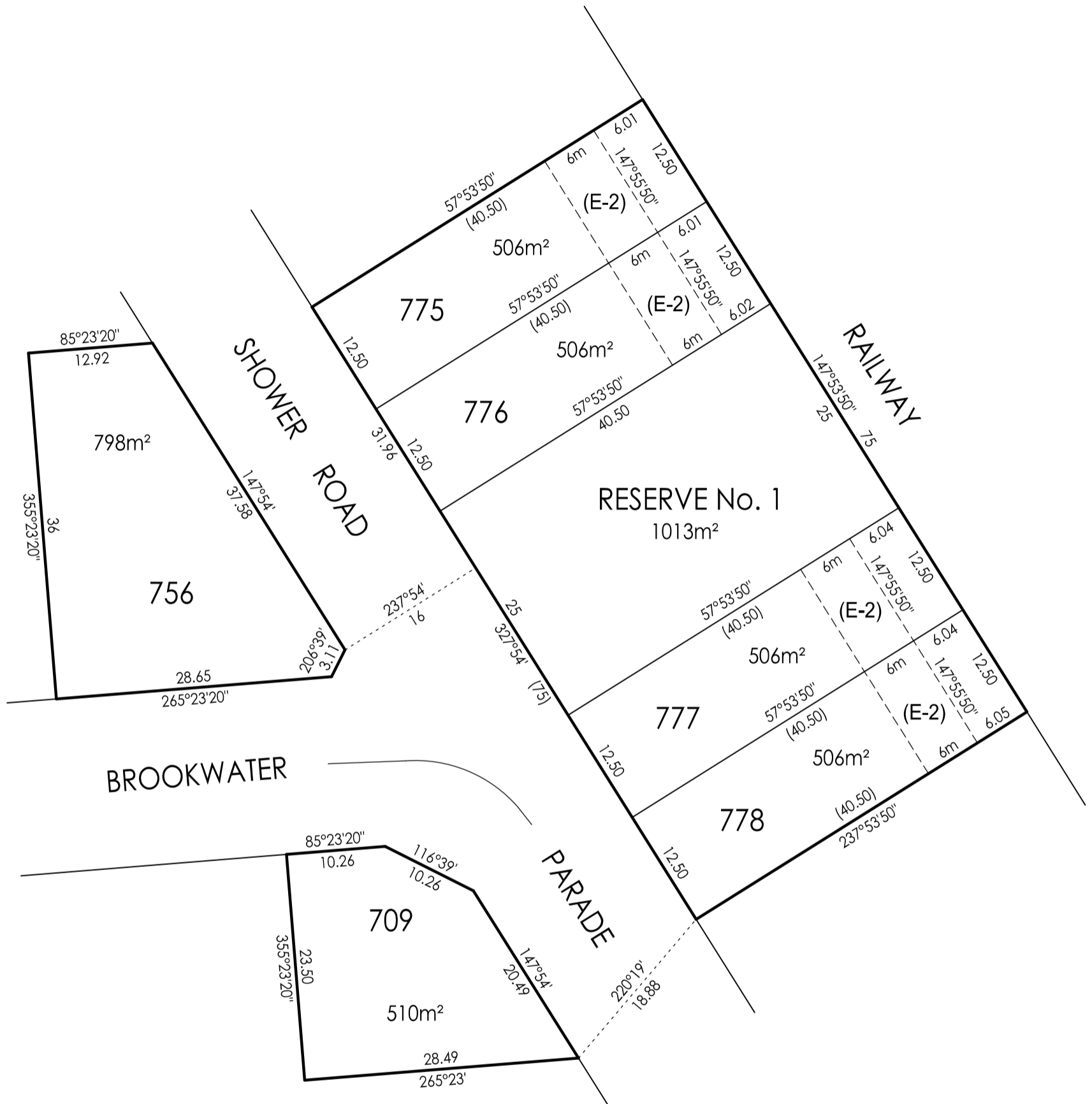
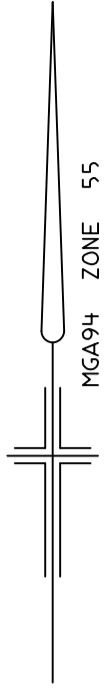


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 844154P	
LOCATION OF LAND PARISH: LYNDHURST TOWNSHIP: ----- SECTION: ----- CROWN ALLOTMENT: ----- CROWN PORTION: 23 (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A ON PS838534N POSTAL ADDRESS: (at time of subdivision) BROOKWATER PARADE LYNDHURST 3975 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 346 980 ZONE: 55 N: 5 785 090 DATUM: GDA94		COUNCIL NAME: CASEY CITY COUNCIL		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 708 (BOTH INCLUSIVE), 710 TO 755 (BOTH INCLUSIVE), 757 TO 774 (BOTH INCLUSIVE), 776 AND 777 AND EASEMENT (E-1) HAVE BEEN OMITTED FROM THIS PLAN FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENTS SHOWN AS (E-2) AND (E-10) ON PS838534N WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS RESERVE No. 1 GROUND FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988		
RESERVE No. 1	SOUTH EAST WATER CORPORATION			
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. PInA00983/14				
ESTATE: AQUAREVO 7C		AREA: 4346m ²	No. OF LOTS: 6	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
 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: 8766/7C VERSION: 3 LICENSED SURVEYOR: SIMON COX	ORIGINAL SHEET SIZE A3	SHEET 1 OF 3 SHEETS
CHECKED TT	DATE: 14/07/21			

PLAN OF SUBDIVISION

PLAN NUMBER
PS 844154P



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



ORIGINAL SHEET SIZE A3

SHEET 2

REF: 8766/7C

VERSION: 3

LICENSED SURVEYOR: SIMON COX

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

Upon registration of this plan, the following restriction is to be created.
For the purpose of description:

- (i) Primary frontage means
 - (A) In the case of a lot where only one boundary of that lot abuts a road, the boundary that abuts the road.
 - (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.

RESTRICTION NUMBER : 1

Land to benefit: Lots 709, 756, 775 to 778 (both inclusive).
Land to be burdened: Lots 709, 756, 775 to 778 (both inclusive).

Description of Restriction:

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;

- (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);
- (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:
 - (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 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;
 - (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
 - (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;
- (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, terraces, 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 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.
 - (B) Which is sited closer to the primary 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; and
 - (B) Between the front street boundary and the building line; and
 - (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) Use the said lot in any way that is not in accordance with the "Aquarevo Building Design Guidelines."

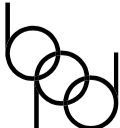
RESTRICTION NUMBER : 2

Land to benefit: Lots 709, 756, 775 to 778 (both inclusive).
Land to be burdened: Lots 775 to 778 (both inclusive).

Description of Restriction:

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 LAmax during the period from 10pm to 6am on any given date.

In the case of lots 776 and 777 restriction 1 and 2 will no longer apply should the lots be re-subdivided and converted to a reserve vested in a public authority, or otherwise consolidated with Reserve No. 1 on this plan.

 <p>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</p>	SCALE	ORIGINAL SHEET SIZE A3	SHEET 3
	LICENSED SURVEYOR: SIMON COX	REF: 8766/7C	VERSION: 3