
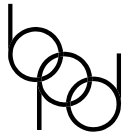
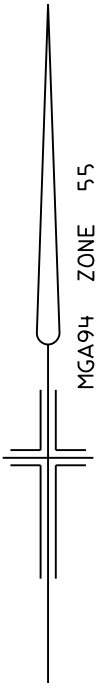
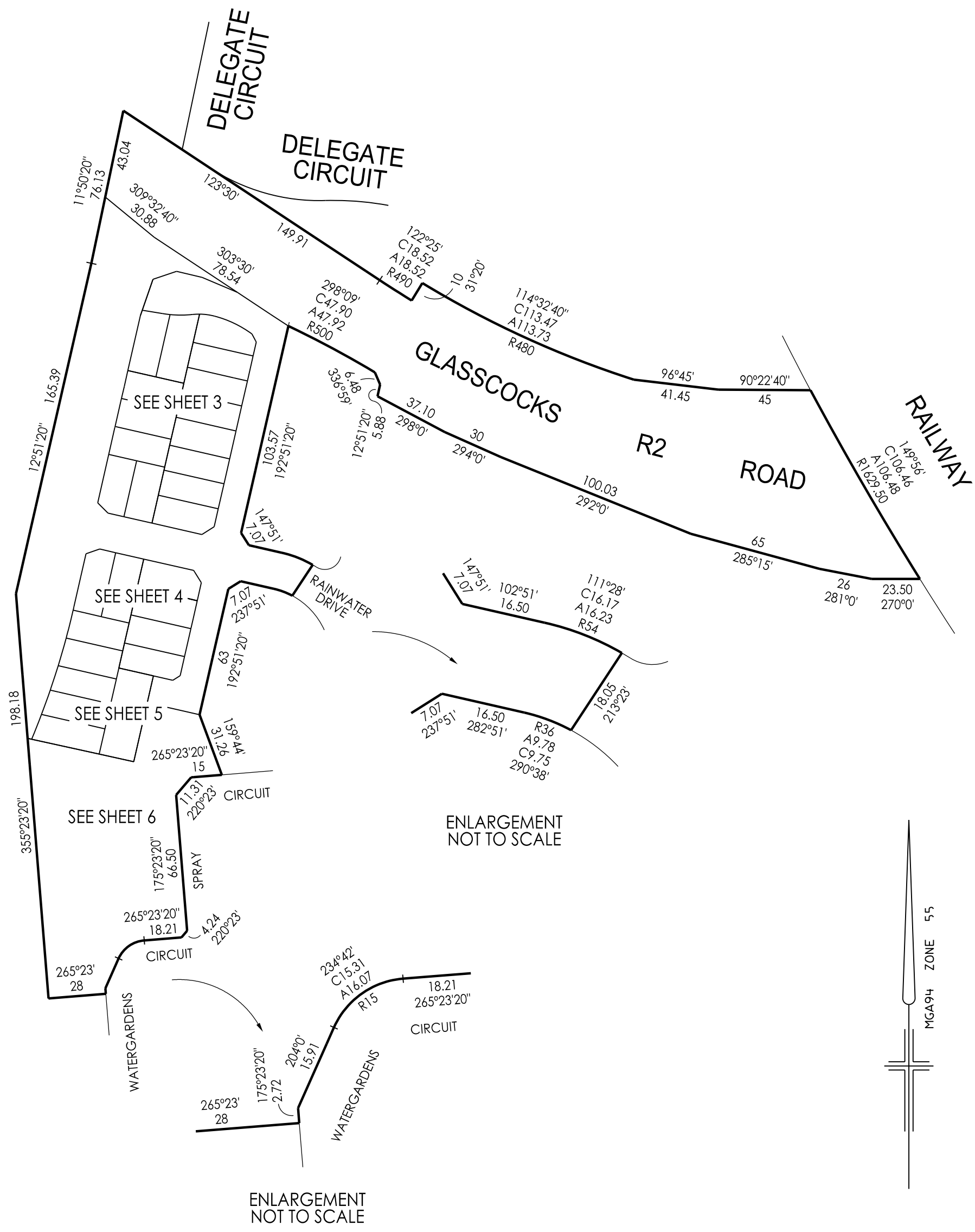


PLAN OF SUBDIVISION			LRS USE ONLY EDITION	PLAN NUMBER PS 825827U	
LOCATION OF LAND PARISH: LYNDHURST TOWNSHIP: ---- SECTION: ---- CROWN ALLOTMENT: ---- CROWN PORTION: 23 (PART) TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT A ON PS825851X POSTAL ADDRESS: (at time of subdivision) 405 EVANS ROAD LYNDHURST 3975 MGA 94 CO-ORDINATES: E: 346 470 ZONE: 55 (of approx. centre of plan) N: 5 785 300 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 900 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD R1 AREA: 12.50 ha TOTAL ROAD R2 AREA: 2.312 ha FURTHER PURPOSE OF PLAN: TO REMOVE EASEMENT (E-1), (E-3), (E-4) AND PART (E-2) AS SHOWN ON PS825851X WHICH LIE WITHIN THE LAND SHOWN AS ROAD R1 AND R2 ON THIS PLAN GROUNDS FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988	
ROAD R1 ROAD R2 RESERVE No. 1		CASEY CITY COUNCIL CASEY CITY COUNCIL 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: SQUAREVO 9			AREA: 5.513 ha	No. OF LOTS: 27	MELWAY: 129:B:5
EASEMENT INFORMATION					
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)					
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF	
NIL					
 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: 8766/9		VERSION: 5	ORIGINAL SHEET SIZE A3
CHECKED JC		DATE: 23/10/19		SHEET 1 OF 7 SHEETS	
		LICENSED SURVEYOR: SIMON P COX			

PLAN OF SUBDIVISION

PLAN NUMBER
PS 825827U



PLAN NUMBER
PS **825827U**

GLASSCOCKS

 R_2

ROAD

R1

COURT

COURT

R1

FUNNEL

R1

DRIVE

SEE SHEET 4

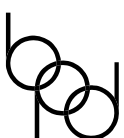
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SHEET SIZE A3

SHEET 3

REF: 8766/9

VERSION: 5

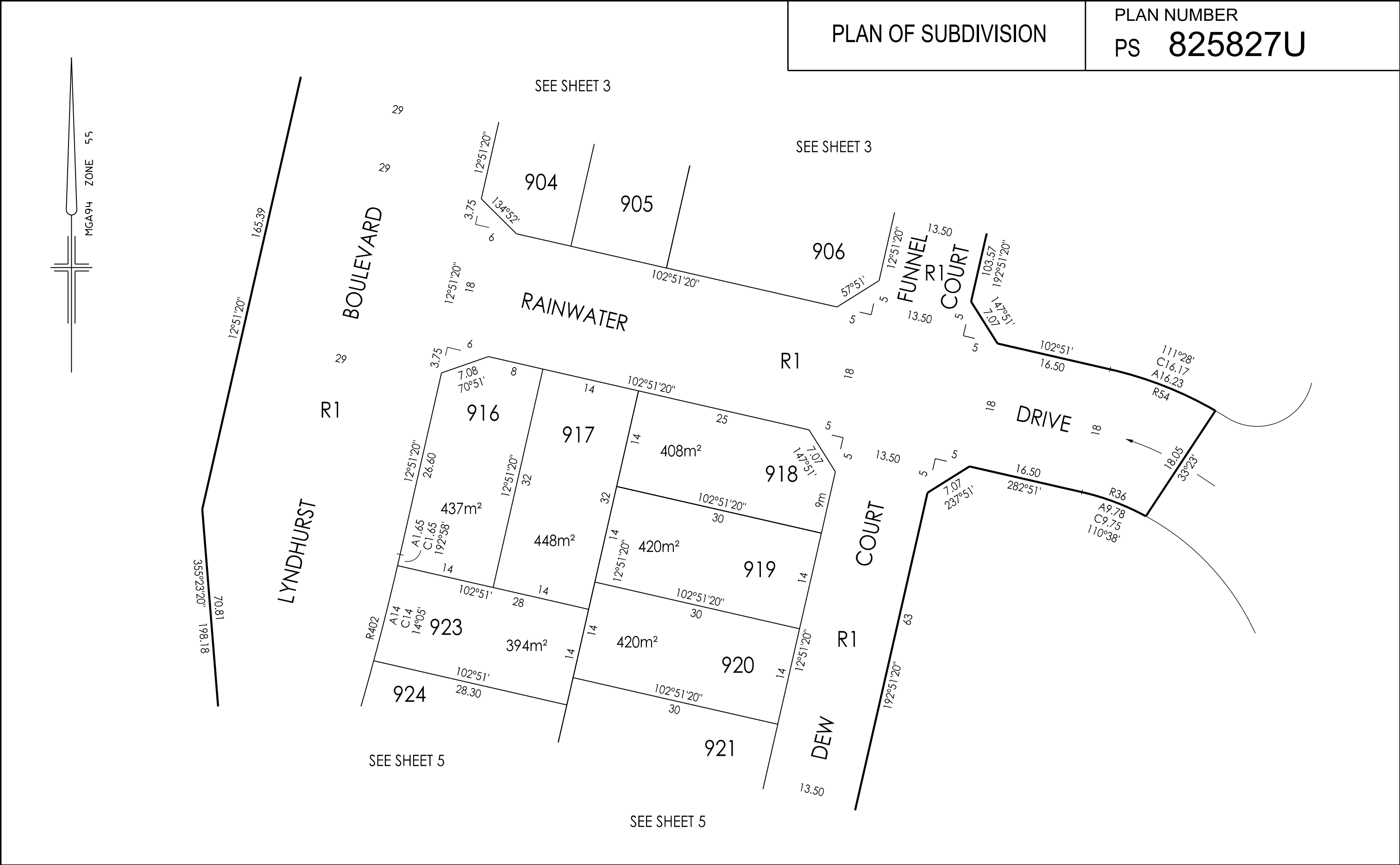
LICENSED SURVEYOR: SIMON P COX



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Hawthorn East Vic 3123
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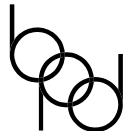
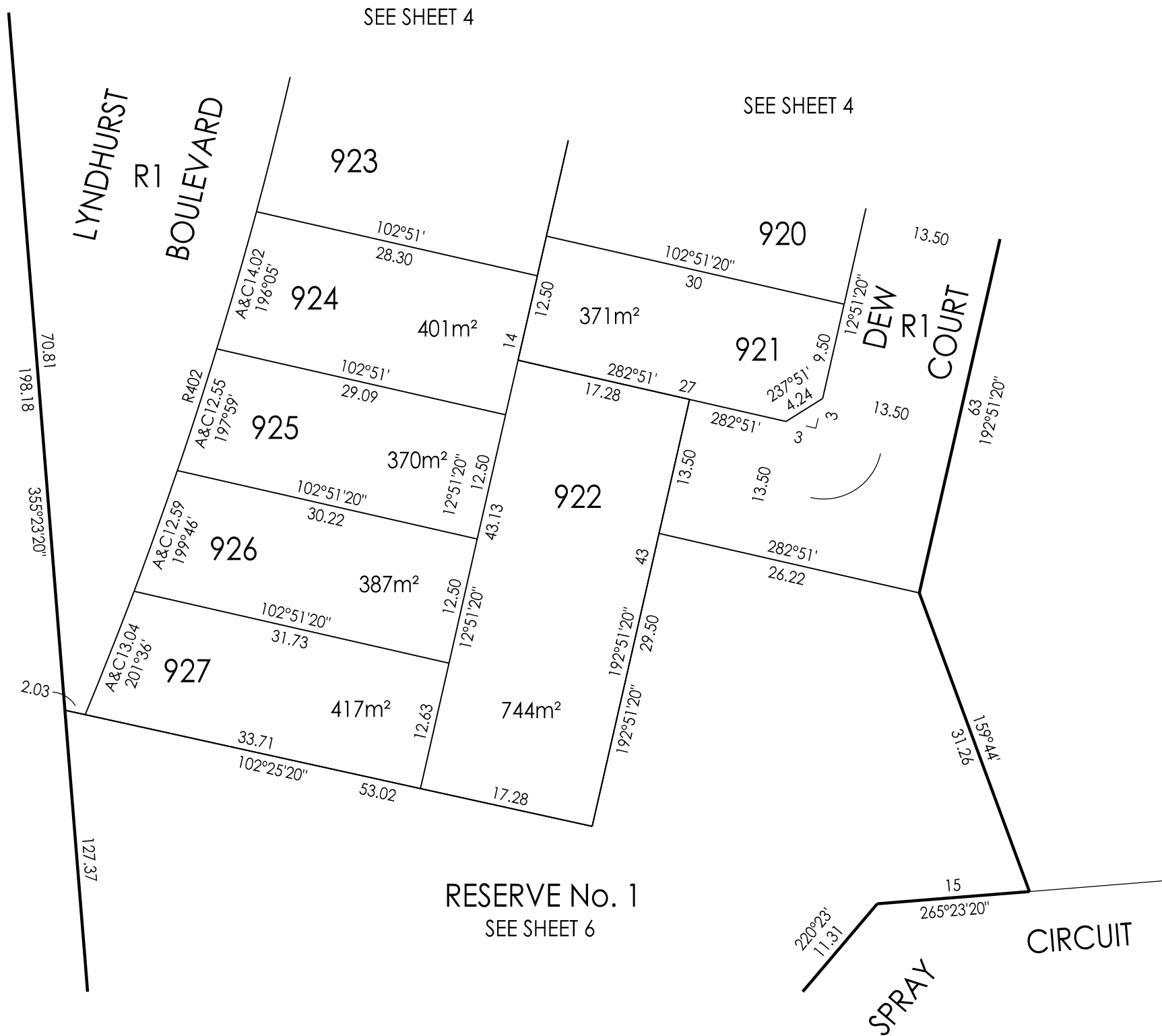
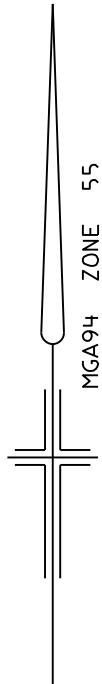
PLAN OF SUBDIVISION	PLAN NUMBER PS 825827U
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PS 825827U



PLAN OF SUBDIVISION

PLAN NUMBER
PS 825827U



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SCALE

1:500



REF: 8766/9

VERSION: 5

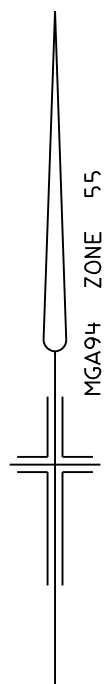
LICENSED SURVEYOR: SIMON P COX

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SHEET SIZE A3

SHEET 5

PLAN NUMBER
PS 825827U

SEE SHEET 5



MGA94 ZONE 55

R-1 LYNDHURST BOULEVARD
R402

P403

926

925

922

DEW
R1
COURT

203

927

102°25'20"

53.02

192°51'20"

29.50

192°51'20"

$$\frac{282^{\circ}51'}{26.22}$$

26.22

63
92°51'20"

$$\begin{array}{r} 159^{\circ}44' \\ \hline 31.26 \end{array}$$

355°23'20

198.18

127.37

RESERVE No. 1
8363m²

220°23'

265°23'20"

CIRCUIT

SPRAY

66.50
75°23'20"

CIRCUIT

23°42'
C15.31
A16.07
R15

WATERGARDENS

18.21

265°23'20"

220°23'

SCALE

1:500



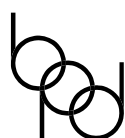
ORIGINAL
SHEET SIZE A3

SHEET 6

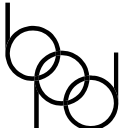
REF: 8766/9

VERSION: 5

LICENSED SURVEYOR: SIMON P COX



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	PLAN OF SUBDIVISION	PLAN NUMBER PS 825827U	
<div>SUBDIVISION ACT 1988</div> <div>CREATION OF RESTRICTION</div> <p>Upon registration of this plan, the following restriction is to be created. For the purpose of description:</p> <p>Land to benefit: Lots 901 to 927 (both inclusive)</p> <p>Land to burdened: Lots 901 to 927 (both inclusive)</p> <p>(i) Primary frontage means</p> <p> (A) In the case of a lot where only one boundary of that lot abuts a road, the boundary that abuts the road.</p> <p> (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.</p> <p>Description of Restriction:</p> <p>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;</p> <p>(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);</p> <p>(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:</p> <p> (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;</p> <p> (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</p> <p> (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;</p> <p>(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:</p> <p> (A) 150 square metres in the case of a lot having an area of 500 square metres or greater; or</p> <p> (B) 110 square metres in the case of a lot having an area of less than 500 square metres, excluding terrace allotments.</p> <p> (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.</p> <p>(iv) Build or cause to be built or allow to be built or allow to remain a garage;</p> <p> (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.</p> <p> (B) Which is sited closer to the primary frontage than the dwelling-house or 5.5 metres which ever is the greater.</p> <p>(v) Build or cause to be built or allow to be built or allow to remain any fencing:</p> <p> (A) Along a front street boundary. For the purpose of this restriction the front street boundary of lot 922 is considered that part of lot 922 which abuts Dew Court;</p> <p> (B) Except for lot 922 between the front street boundary and the building line or;</p> <p> (C) In the case of the eastern boundary of lot 922, that is in excess of 1m in height. For the purpose of this restriction the eastern boundary of lot 922 is considered that part of the eastern boundary of lot 922 that does not abut Dew Court; and</p> <p> (D) Upon a side or rear boundary of a lot except a fence:</p> <p> (a) Which is constructed of timber palings with exposed posts capped across the top of the palings; and</p> <p> (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.</p> <p>(vi) Use the said lot in any way that is not in accordance with the "Aquarevo Building Design Guidelines."</p>			
<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>	SCALE		ORIGINAL SHEET SIZE A3
	LICENSED SURVEYOR: SIMON P COX		SHEET 7
			REF: 8766/9
			VERSION: 5