
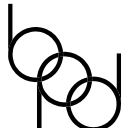
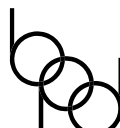
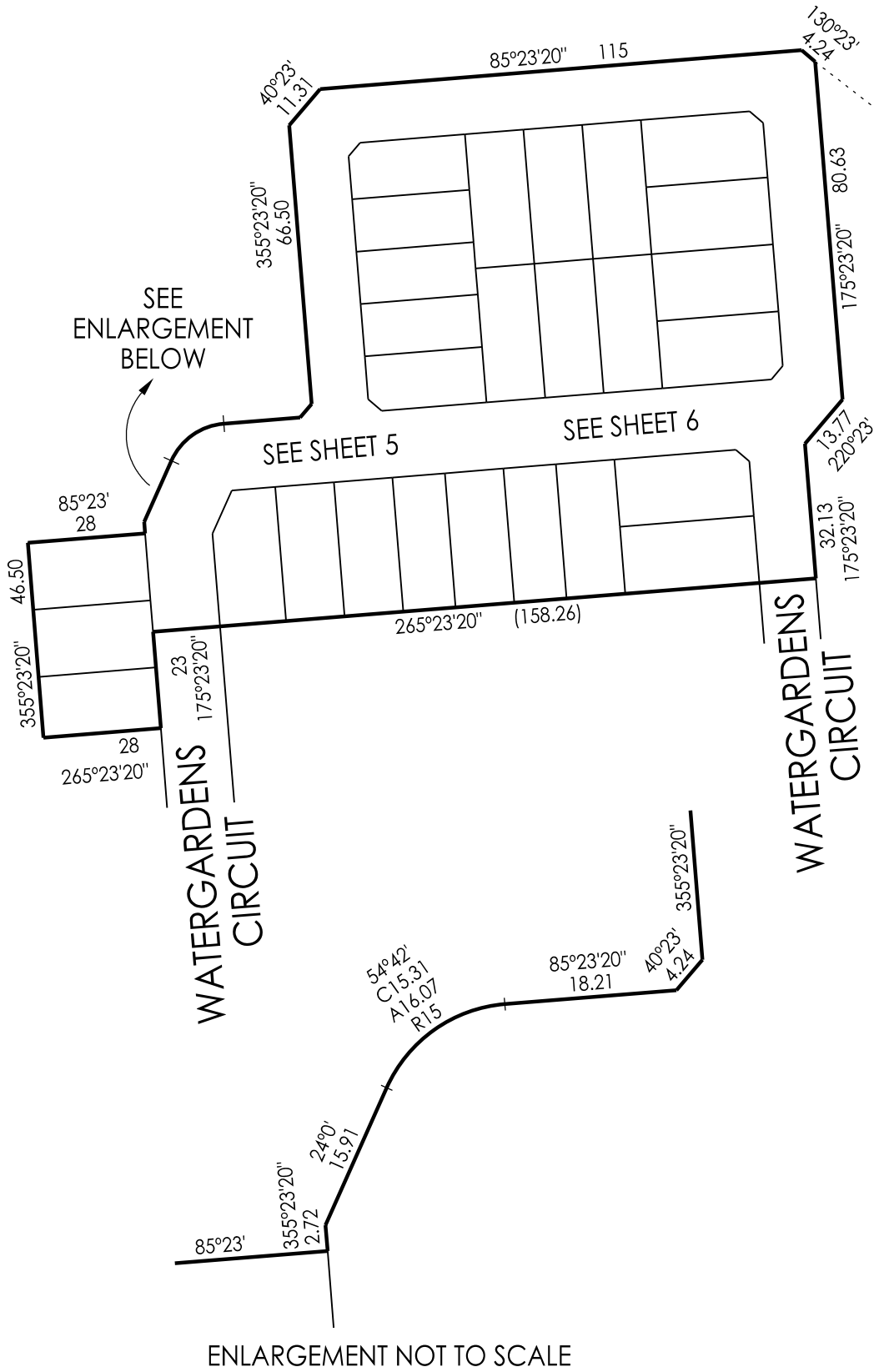
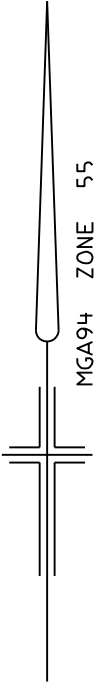


	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 825851X					
<div>LOCATION OF LAND</div> <div>PARISH: LYNDHURST</div> <div>TOWNSHIP: ----</div> <div>SECTION: ----</div> <div>CROWN ALLOTMENT: ----</div> <div>CROWN PORTION: 23 (PART)</div> <div>TITLE REFERENCES: VOL FOL VOL FOL</div> <div>LAST PLAN REFERENCE: LOT A ON PS825827U LOT D ON PS811255T</div> <div>POSTAL ADDRESS: (at time of subdivision) 405 EVANS ROAD LYNDHURST 3975</div> <div>MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 346 530 ZONE: 55 N: 5 785 130 DATUM: GDA94</div>		<div>Council Name: Casey City Council</div> <div>Council Reference Number: SubA00015/19 Planning Permit Reference: PlnA00983/14 SPEAR Reference Number: S135484B</div> <div>Certification</div> <div>This plan is certified under section 6 of the Subdivision Act 1988</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 16/04/2020</div>						
VESTING OF ROADS OR RESERVES		NOTATIONS						
<table><tr><td>IDENTIFIER</td><td>COUNCIL/BODY/PERSON</td></tr><tr><td>ROAD R1 RESERVE No. 1</td><td>CASEY CITY COUNCIL CASEY CITY COUNCIL</td></tr></table>		IDENTIFIER	COUNCIL/BODY/PERSON	ROAD R1 RESERVE No. 1	CASEY CITY COUNCIL CASEY CITY COUNCIL	<div>TANGENT POINTS ARE SHOWN THUS: </div> <div>LOTS 1 TO 607 (BOTH INCLUSIVE) AND 631 TO 657 (BOTH INCLUSIVE) AND EASEMENTS (E-1) AND (E-4) HAVE BEEN OMITTED FROM THIS PLAN</div> <div>TOTAL ROAD AREA: 6887m²</div>		
IDENTIFIER	COUNCIL/BODY/PERSON							
ROAD R1 RESERVE No. 1	CASEY CITY COUNCIL CASEY CITY COUNCIL							
NOTATIONS								
DEPTH LIMITATION DOES NOT APPLY								
<div>SURVEY: THIS PLAN IS BASED ON SURVEY VIDE PS720123T THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No. LYNDHURST PM238</div> <div>IN PROCLAIMED SURVEY AREA No. 45</div> <div>STAGING</div> <div>THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. Pln A00983/14</div>								
ESTATE: AQUAREVO 6B		AREA: 2.384 ha	No. OF LOTS: 27	MELWAY: 129:B:6				
<div>SEE SHEET 2 FOR EASEMENT INFORMATION</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>		REF: 8766/6B	VERSION: 6	ORIGINAL SHEET SIZE A3				
<div>CHECKED LW</div> <div>DATE: 06/01/20</div>		Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (6), 23/01/2020, SPEAR Ref: S135484B		SHEET 1 OF 7 SHEETS				

		PLAN OF SUBDIVISION		LR USE ONLY EDITION		PLAN NUMBER PS 825851X		
EASEMENT INFORMATION								
LEGEND:		A - APPURTENANT		E - ENCUMBERING EASMENT		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-3)	POWER LINE		SEE PLAN	PS811255T - SECTION 88 OF ELECTRICITY INDUSTRY ACT 2000		AUSNET ELECTRICITY SERVICES PTY LTD		
(E-5)	SEWERAGE		SEE PLAN	PS738417A		SOUTH EAST WATER CORPORATION		
(E-5)	WATER SUPPLY THROUGH UNDERGROUND PIPES		SEE PLAN	PS738417A		SOUTH EAST WATER CORPORATION		
(E-6)	WATER SUPPLY THROUGH UNDERGROUND PIPES		SEE PLAN	PS738417A		SOUTH EAST WATER CORPORATION		
(E-7)	POWER LINE		SEE PLAN	PS811255T - SECTION 88 OF ELECTRICITY INDUSTRY ACT 2000		AUSNET ELECTRICITY SERVICES PTY LTD		
(E-7)	SEWERAGE		SEE PLAN	PS738417A		SOUTH EAST WATER CORPORATION		
(E-8)	POWER LINE		SEE PLAN	PS811255T - SECTION 88 OF ELECTRICITY INDUSTRY ACT 2000		AUSNET ELECTRICITY SERVICES PTY LTD		
(E-8)	SEWERAGE		SEE PLAN	PS738417A		SOUTH EAST WATER CORPORATION		
(E-8)	WATER SUPPLY THROUGH UNDERGROUND PIPES		SEE PLAN	PS738417A		SOUTH EAST WATER CORPORATION		
(E-9)	POWER LINE		SEE PLAN	PS811255T - SECTION 88 OF ELECTRICITY INDUSTRY ACT 2000		AUSNET ELECTRICITY SERVICES PTY LTD		
(E-9)	WATER SUPPLY THROUGH UNDERGROUND PIPES		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: 8766/6B		VERSION: 6		ORIGINAL SHEET SIZE A3	SHEET 2
			Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (6), 23/01/2020, SPEAR Ref: S135484B		Digitally signed by: Casey City Council, 16/04/2020, SPEAR Ref: S135484B			

PLAN OF SUBDIVISION

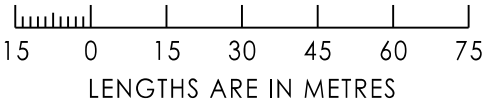
PLAN NUMBER  
PS 825851X



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Hawthorn East Vic 3123  
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SCALE

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REF: 8766/6B

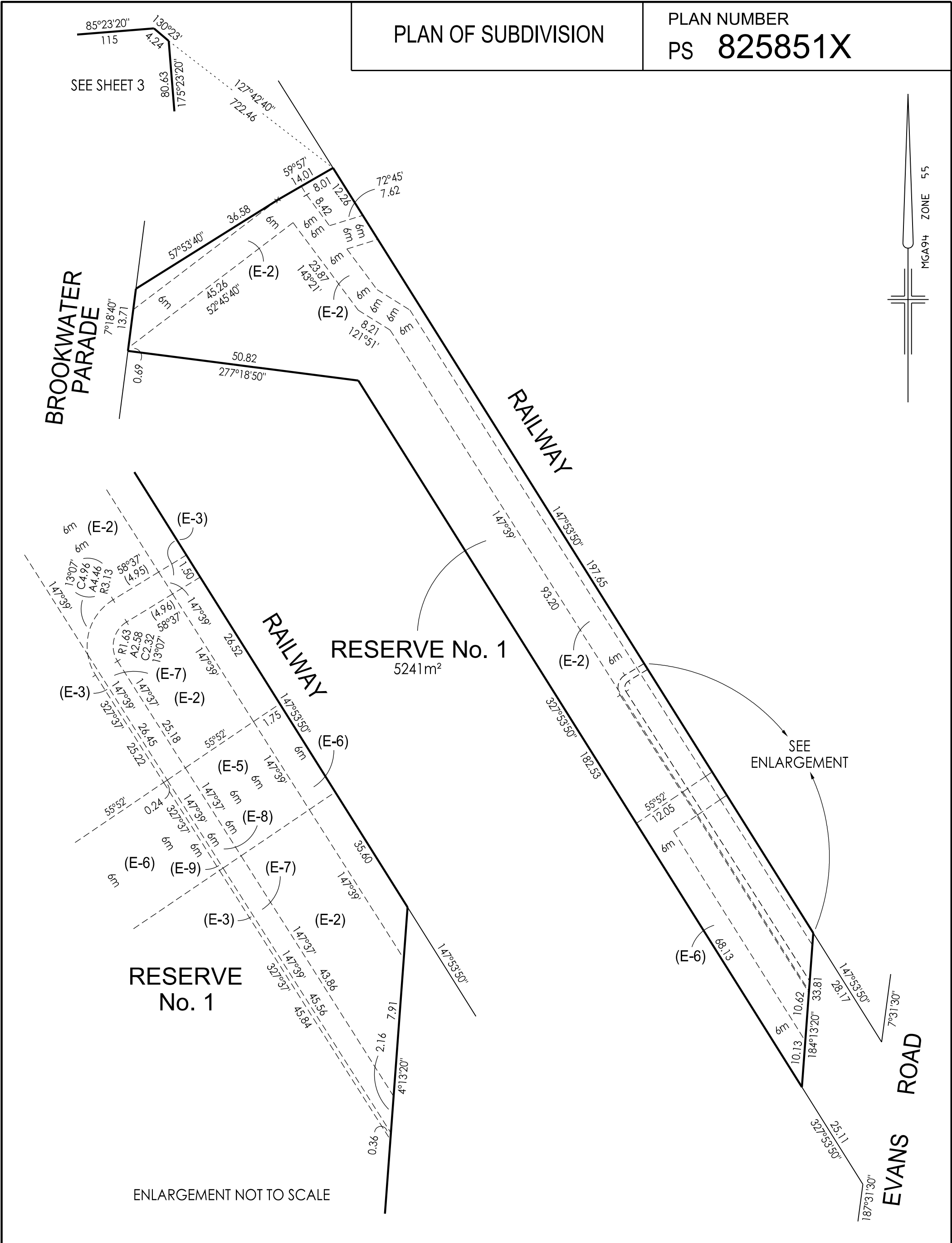
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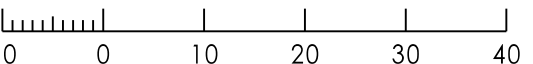
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23/01/2020, SPEAR Ref: S135484B

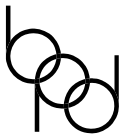
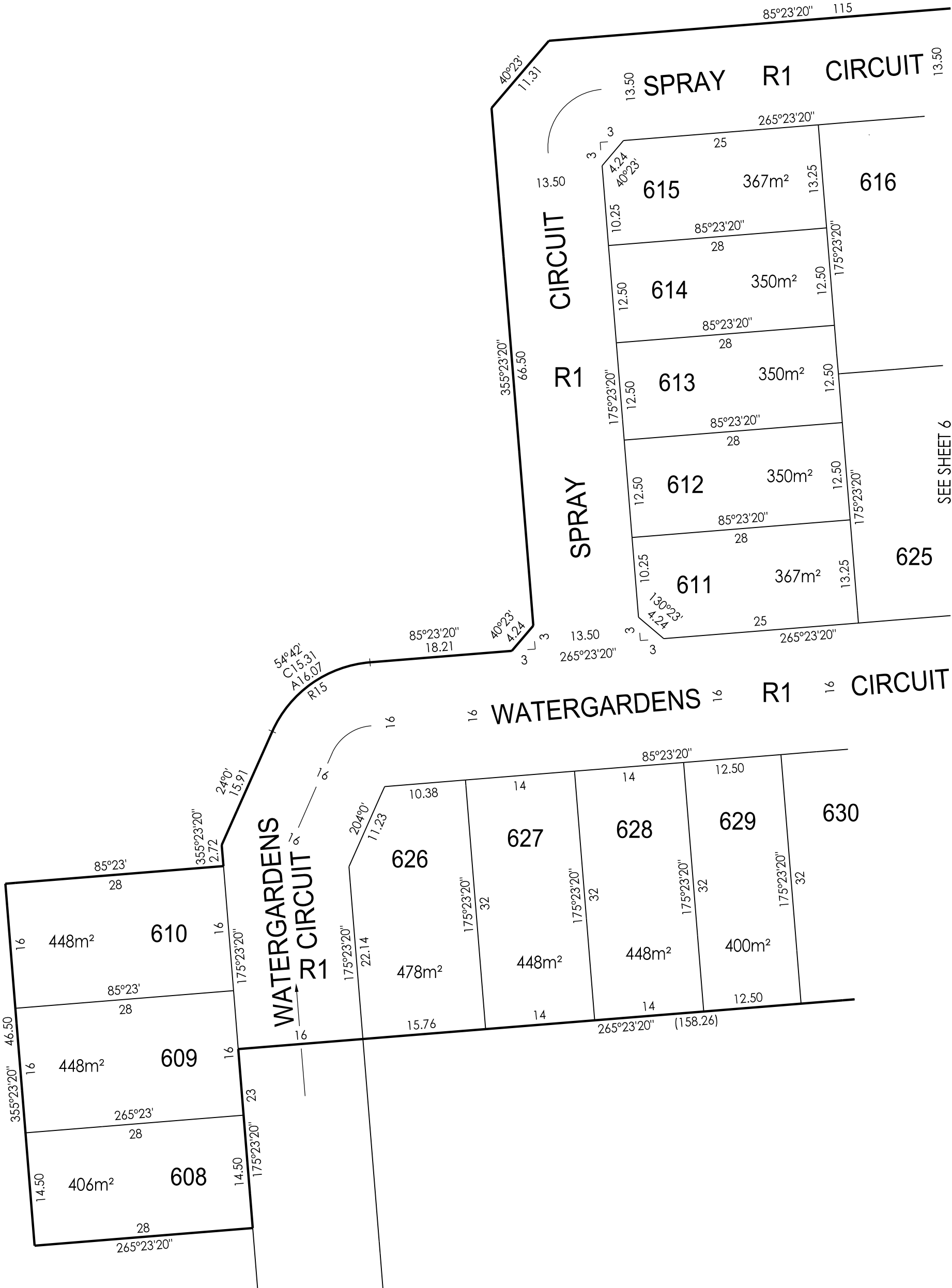
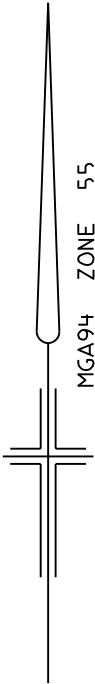
ORIGINAL  
SHEET SIZE A3

SHEET 3

Digitally signed by:  
Casey City Council,  
16/04/2020,  
SPEAR Ref: S135484B



 <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  1:750	 <div>LENGTHS ARE IN METRES</div>	ORIGINAL SHEET SIZE A3	SHEET 4
			REF: 8766/6B	VERSION: 6
	Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (6), 23/01/2020, SPEAR Ref: S135484B		Digitally signed by: Casey City Council, 16/04/2020, SPEAR Ref: S135484B	



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SCALE

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ORIGINAL  
SHEET SIZE A3

SHEET 5

REF: 8766/6B

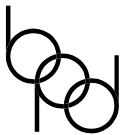
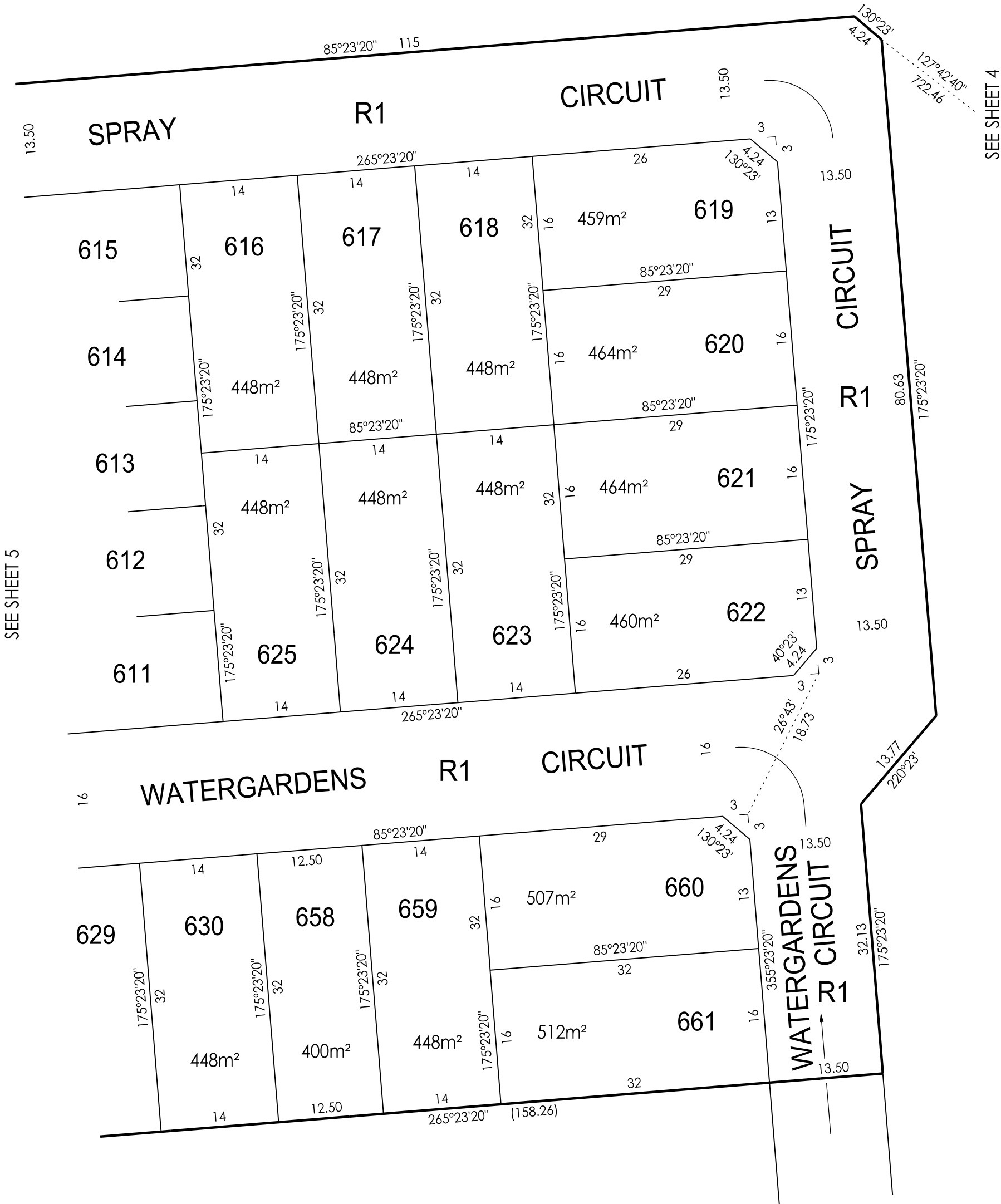
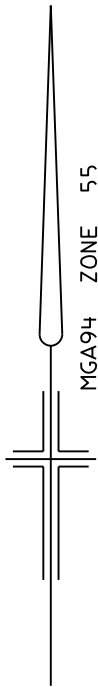
VERSION: 6

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PLAN OF SUBDIVISION

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SCALE  
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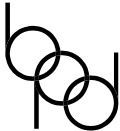
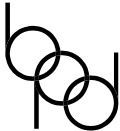
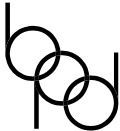


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SHEET SIZE A3  
REF: 8766/6B

SHEET 6  
VERSION: 6

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Casey City Council,  
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		PLAN OF SUBDIVISION		PLAN NUMBER PS 825851X																																																													
<div>SUBDIVISION ACT 1988</div> <div>CREATION OF RESTRICTION</div> <div>THE BURDENED LOTS / BENEFITTING LOTS OF THIS RESTRICTION ARE:</div>																																																																	
<table><tr><th>BURDENED LOT No:</th><th>BENEFITTING LOTS:</th></tr><tr><td>608</td><td>609</td></tr><tr><td>609</td><td>608, 610</td></tr><tr><td>610</td><td>609</td></tr><tr><td>611</td><td>612, 625</td></tr><tr><td>612</td><td>611, 613, 625</td></tr><tr><td>613</td><td>612, 614, 616, 625</td></tr><tr><td>614</td><td>613, 615, 616</td></tr><tr><td>615</td><td>614, 616</td></tr><tr><td>616</td><td>613, 614, 615, 617, 625</td></tr></table>		BURDENED LOT No:	BENEFITTING LOTS:	608	609	609	608, 610	610	609	611	612, 625	612	611, 613, 625	613	612, 614, 616, 625	614	613, 615, 616	615	614, 616	616	613, 614, 615, 617, 625	<table><tr><th>BURDENED LOT No:</th><th>BENEFITTING LOTS:</th></tr><tr><td>617</td><td>616, 618, 624</td></tr><tr><td>618</td><td>617, 619, 620, 623</td></tr><tr><td>619</td><td>618, 620</td></tr><tr><td>620</td><td>618, 619, 621</td></tr><tr><td>621</td><td>620, 622, 623</td></tr><tr><td>622</td><td>621, 623</td></tr><tr><td>623</td><td>618, 621, 622, 624</td></tr><tr><td>624</td><td>617, 623, 625</td></tr><tr><td>625</td><td>616, 624, 611, 612, 613</td></tr></table>		BURDENED LOT No:	BENEFITTING LOTS:	617	616, 618, 624	618	617, 619, 620, 623	619	618, 620	620	618, 619, 621	621	620, 622, 623	622	621, 623	623	618, 621, 622, 624	624	617, 623, 625	625	616, 624, 611, 612, 613	<table><tr><th>BURDENED LOT No:</th><th>BENEFITTING LOTS:</th></tr><tr><td>626</td><td>627</td></tr><tr><td>627</td><td>626, 628</td></tr><tr><td>628</td><td>627, 629</td></tr><tr><td>629</td><td>628, 630</td></tr><tr><td>630</td><td>629, 658</td></tr><tr><td>658</td><td>630, 659</td></tr><tr><td>659</td><td>658, 660, 661</td></tr><tr><td>660</td><td>659, 661</td></tr><tr><td>661</td><td>659, 660</td></tr></table>		BURDENED LOT No:	BENEFITTING LOTS:	626	627	627	626, 628	628	627, 629	629	628, 630	630	629, 658	658	630, 659	659	658, 660, 661	660	659, 661	661	659, 660
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<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><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>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>(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> <tr><td colspan="2"><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></td><td>SCALE</td><td></td><td>ORIGINAL SHEET SIZE A3</td><td>SHEET 7</td></tr> <tr><td colspan="2"></td><td colspan="2">Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (6), 23/01/2020, SPEAR Ref: S135484B</td><td colspan="2">REF: 8766/6B VERSION: 6</td></tr> <tr><td colspan="2"></td><td colspan="2">Digitally signed by: Casey City Council, 16/04/2020, SPEAR Ref: S135484B</td><td colspan="2"></td></tr>						<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>		SCALE		ORIGINAL SHEET SIZE A3	SHEET 7			Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (6), 23/01/2020, SPEAR Ref: S135484B		REF: 8766/6B VERSION: 6				Digitally signed by: Casey City Council, 16/04/2020, SPEAR Ref: S135484B																																													
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