
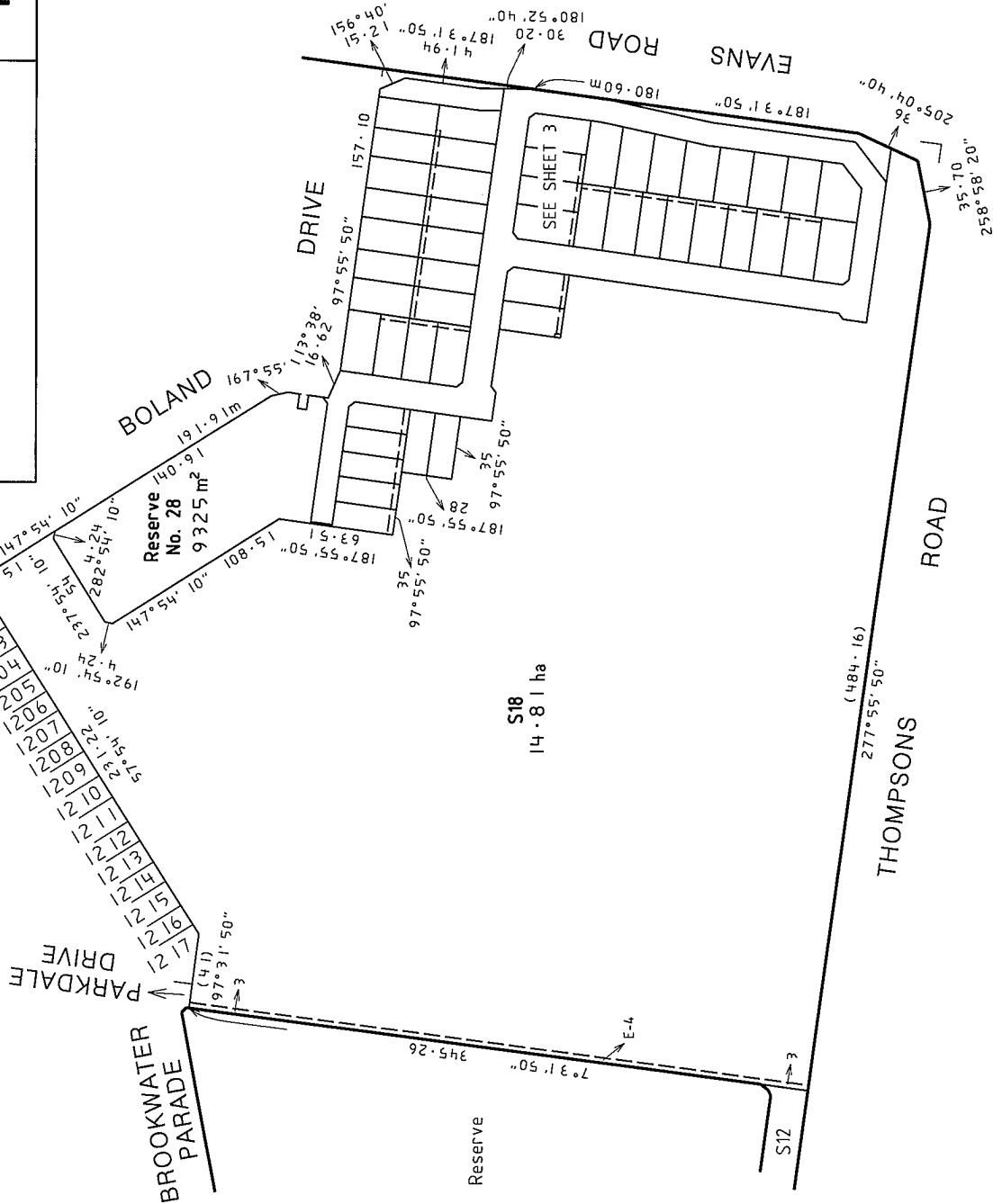

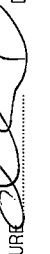
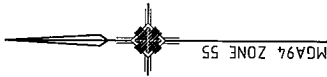


<b>PLAN OF SUBDIVISION</b>			Stage No. <b>10</b>	LRS use only <b>EDITION</b>	Plan Number <b>PS 604024U</b>
<p style="text-align: center;">Location of Land</p> <p>Parish: Lyndhurst  Township: _____  Section: _____  Crown Allotment: _____  Crown Portion: 22 (Part)    Title Reference: Vol. _____ Fol. _____</p> <p>Last Plan Reference: Lot S17 Stage 12 PS 604024U</p> <p>Postal Address: Thompsons Road  (at time of subdivision) Lyndhurst 3975</p> <p>MGA94 Co-ordinates: E 346 500 Zone: 55  (of approx. centre of land in plan) N 5 784 400</p>			<p style="text-align: center;">Council Certificate and Endorsement</p> <p>Council Name: City of Casey Ref: <u>S10/09</u></p> <p>1. This plan is certified under section 6 of the Subdivision Act 1988.  <del>2. This plan is certified under section 11(7) of the Subdivision Act 1988.</del>  <del>Date of original certification under section 6 / / 20</del>  <del>3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.</del></p> <p style="text-align: center;"><u>OPEN SPACE</u></p> <p>(i) A requirement for public open space under section 18 of the Subdivision Act 1988 has <del>has not</del> been made.  (ii) The requirement has been satisfied.  <del>(iii) The requirement is to be satisfied in Stage _____</del></p> <p>Council Delegate _____  Council Seal _____  Date <u>1 / 12 / 2009</u></p> <p>Re-certified under section 11(7) of the Subdivision Act 1988  Council Delegate _____  Council Seal _____  Date / / 20</p>		
Vesting of Roads and/or Reserves					
Identifier	Council/Body/Person				
Roads R-12	City of Casey				
Roads R-13	Roads Corporation				
Reserve No.28	City of Casey				
Reserve No.29	City of Casey				
Reserve No.30	City of Casey				
			Notations		
			<p><b>Staging</b> This is <del>is not</del> a staged subdivision  Planning Permit No. P396/06</p> <p><b>Depth Limitation</b> : Does not apply.</p> <p>Lots 1 to 1000 (Both Inclusive) have been omitted from this stage.</p>		
<p>Estate: MARRIOTT WATERS  Development No.: 10  No. of Lots: 48  Area: 5.001ha  Melways: 129 D8</p>			<p><b>Survey</b> This plan is <del>is not</del> based on survey. See BP 2273R.  This survey has been connected to Lyndhurst Permanent Marks no(s) 39, 238, 727, 746 &amp; 1257. This land is in Proclaimed Survey Area No. 45.</p>		
Easement Information					LRS use only
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					Statement of Compliance/ Exemption Statement
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	<p>Received <input type="checkbox"/></p> <p>Date / / 20</p>
E-1	Sewerage	See Diag.	This Plan	South East Water Limited	<p style="text-align: center;">LRS use only</p> <p>PLAN REGISTERED</p> <p>TIME</p> <p>DATE / / 20</p> <p>Assistant Registrar of Titles</p> <p style="text-align: center;">SHEET 1 OF 9 SHEETS</p>
E-4	Carriageway	See Diag.	PS 604028L	Lot A in PS 604028L	
E-6	Drainage	See Diag.	This Plan	City of Casey	
E-7	Sewerage	See Diag.	This Plan	South East Water Limited	
E-7	Drainage	See Diag.	This Plan	City of Casey	
 <p><b>WATSONS</b>  URBAN DEVELOPMENT  CONSULTANTS &amp; MANAGERS</p> <p>5 MAIN ST, MORNINGTON PH. (03) 5975 4644, FAX (03) 5975 3916  THE MELBURNIAN, SUITE 2, 250 ST. KILDA RD, SOUTH BANK  PH. (03) 9697 8000, FAX (03) 9697 8099</p>				<p>LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG</p> <p>SIGNATURE <u>[Signature]</u> DATE 25/06/2008</p> <p>REF 34830/Stg.10 VERSION 3</p>	
				<p style="text-align: center;">[Signature]</p> <p>DATE <u>1 / 12 / 2009</u></p> <p>COUNCIL DELEGATE SIGNATURE</p> <p>ORIGINAL SHEET SIZE A3</p>	

PLAN OF SUBDIVISION	Stage No.	Plan Number
	10	PS 604024U



 <b>WATSONS</b> URBAN DEVELOPMENT CONSULTANTS & MANAGERS 5 MAIN ST, MORRINGTON PH.(03) 5975 4644, FAX (03) 5975 3916 THE MELBURNIAN, SUITE 2, 250 ST KILDA RD, SOUTHBEAK PH.(03) 9697 8000, FAX (03) 9697 8099	ORIGINAL SCALE 1:2500 SHEET SIZE A3	SCALE 0 25 50 75 100 125 LENGTHS ARE IN METRES	LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG SIGNATURE  REF 34830/Sig.10	DATE 25/06/2008 VERSION 3	COUNCIL DELEGATE SIGNATURE DATE 1/12/2009 ORIGINAL SHEET SIZE A3
	SHEET 2				



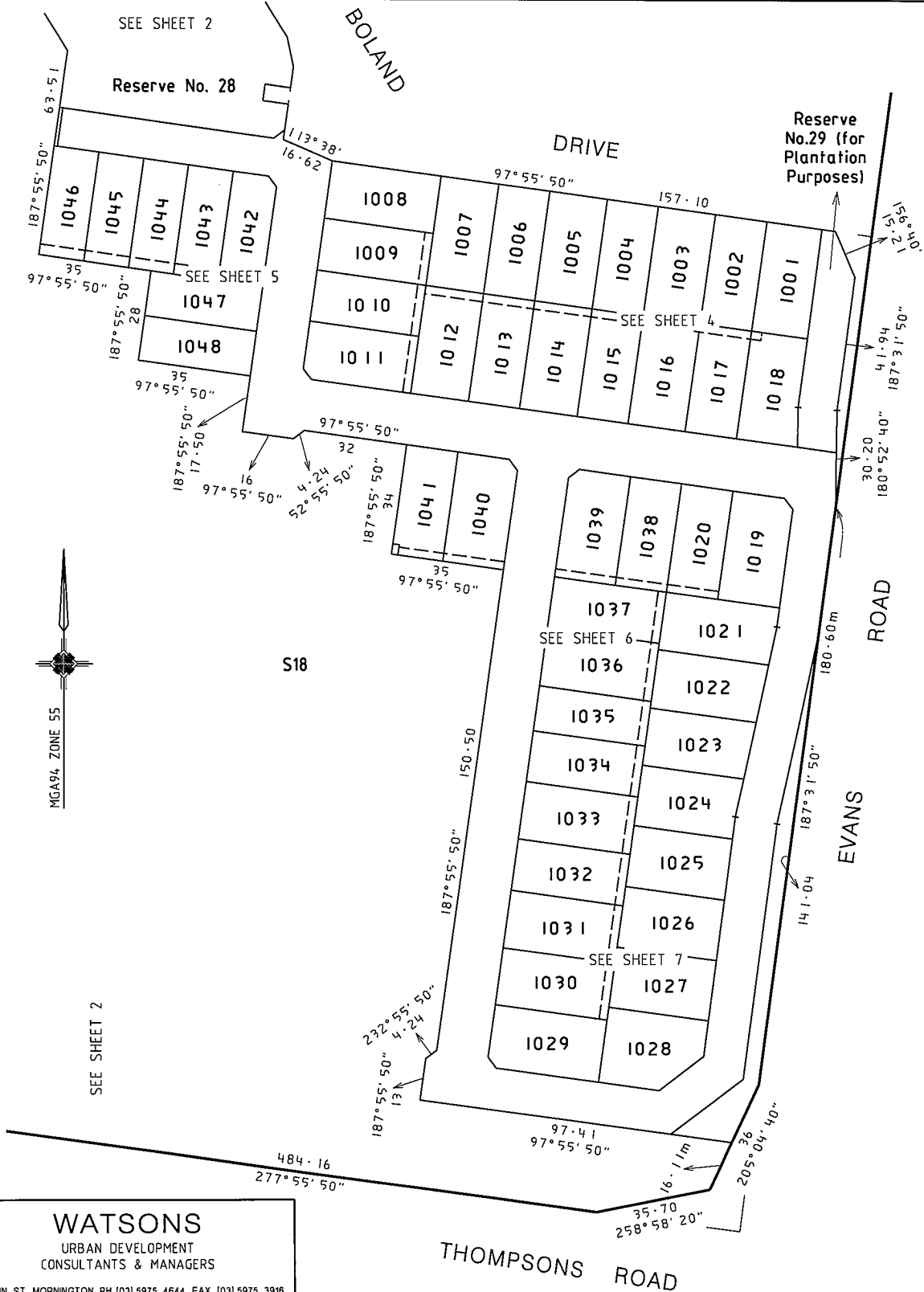
# PLAN OF SUBDIVISION

Stage No.

10

Plan Number

PS 604024U



SEE SHEET 2

S18



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PH.(03) 9697 8000, FAX (03) 9697 8099

ORIGINAL  
SCALE SHEET  
1:1250 SIZE  
A3

SCALE

0 12.5 25 37.5 50 62.5

LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG

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REF 34830/Stg.10

VERSION 3

SHEET 3

DATE 1/12/2009

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3


**PS 604024U**

**PS 604024U**

DATE 1/12/2009


COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG  
 REF 34830/Stg.10  
 SIGNATURE   
 DATE 25/06/2008  
 VERSION 3

SCALE

LENGTHS ARE IN METRES

A vertical scale bar with markings at 0, 5, 10, 15, 20, and 25 metres. The text "SCALE" is written vertically to the left of the bar, and "LENGTHS ARE IN METRES" is written vertically to the right of the bar.

ORIGINAL	
SCALE	SHEET
1 : 500	SIZE
	A3

WATSONS  
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SEE SHEET 5

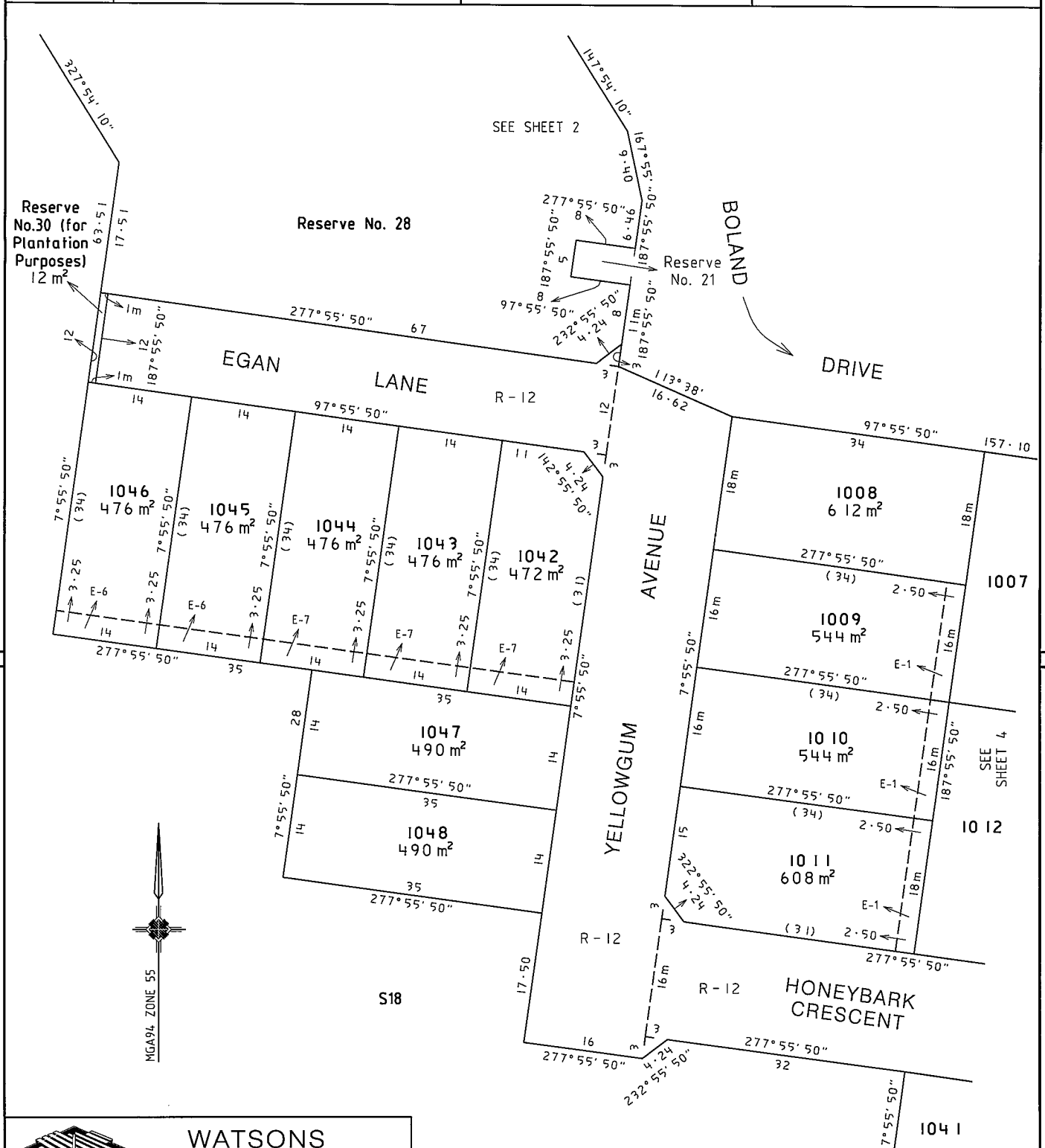
# PLAN OF SUBDIVISION

Stage No.

10

Plan Number

**PS 604024U**



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SEE SHEET 6

SHEET 5

DATE 1 / 12 / 20 09

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

ORIGINAL	
SCALE	SHE
	SIZ
1:500	A

SCALE

0 5 10 15 20 25

LENGTHS ARE IN METRES

LICENSED SURVEYOR, (PRINT) ~~MICHAEL~~ NEYLAN DEGG

SIGNATURE  DATE 25/06/2008

REF 34830/Stg.10

VERSION 3

Plan Number  
**PS 604024U**

Stage No.  
**10**

**PLAN OF SUBDIVISION**

**HONEYBARK CRESCENT**

**ROAD**

**GUMVIEW**



SEE SHEET 5

SEE SHEET 4

SHEET 6

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URBAN DEVELOPMENT  
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ORIGINAL  
SCALE  
1:500

SCALE  
0 5 10 15 20 25  
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) **MICHAEL NEYLAN DEGG**  
SIGNATURE   
DATE 25/06/2008  
VERSION 3  
REF 34830/Sig.10

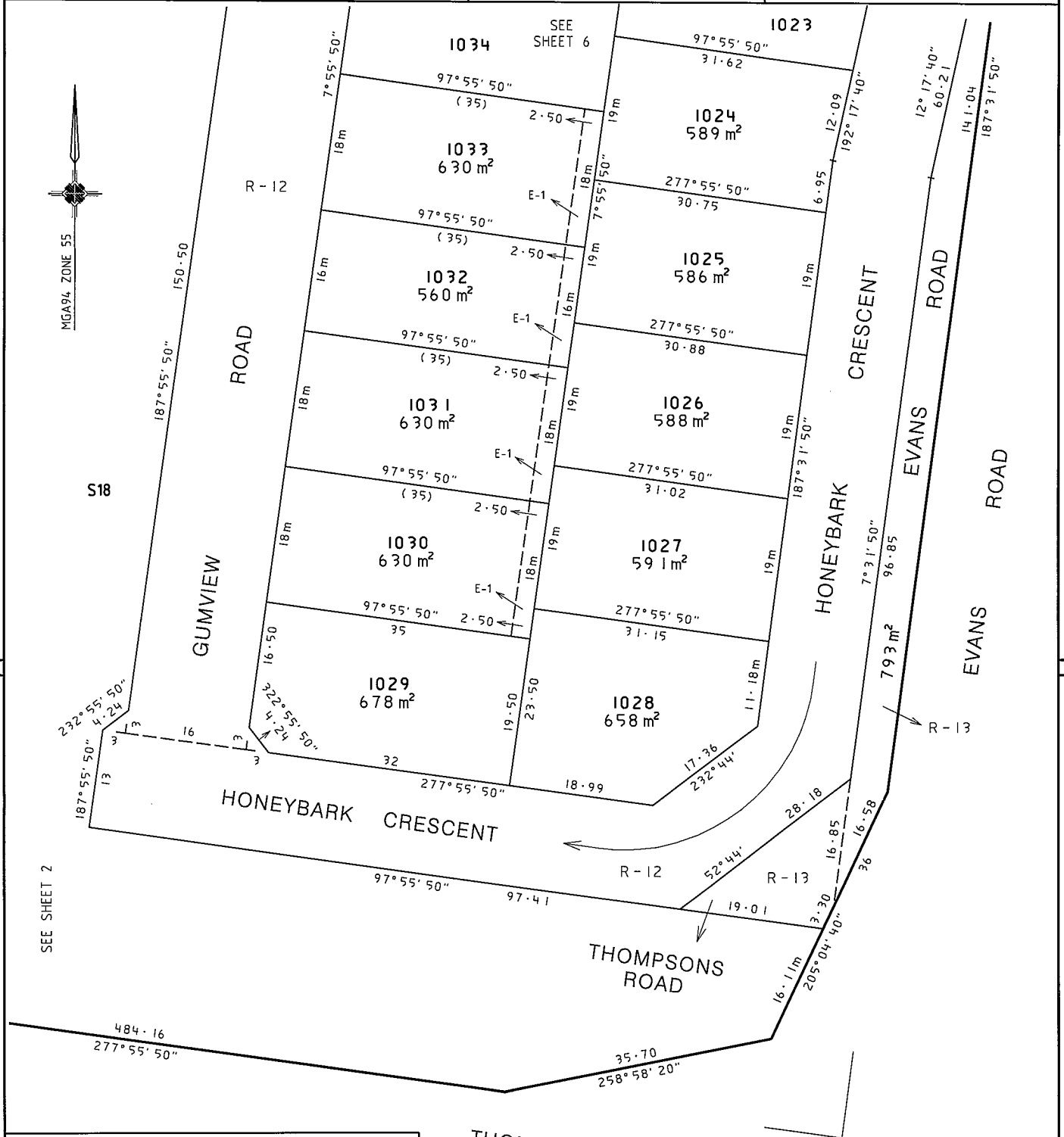
COUNCIL DELEGATE SIGNATURE  
ORIGINAL SHEET SIZE A3

DATE 1/12/2009

# PLAN OF SUBDIVISION

Stage No.  
**10**

Plan Number  
**PS 604024U**



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ORIGINAL  
SCALE  
1:500

SHEET  
SIZE  
A3

SCALE

0 5 10 15 20 25  
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG  
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REF 34830/Stg.10 VERSION 3

SHEET 7

DATE 1/12/2009

COUNCIL DELEGATE SIGNATURE  
ORIGINAL SHEET SIZE A3

	<b>OWNERS CORPORATION SCHEDULE</b>	Stage No. <b>10</b>	Plan Number <b>PS 604024U</b>
<i>Owners Corporation:</i> 1		<i>Plan no.</i> P.S. 604024U	
Land affected by Owners Corporation 1: Lots 1001 to 1048 (Both Inclusive) and S18.			
Limitations of Owners Corporation 1: Unlimited			
Notations: Model Rules Apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006.			



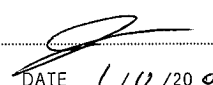
  

Lot      Entitlement      and      Lot      Liability		
Lot	Entitlement	Liability
1001	10	10
1002	10	10
1003	10	10
1004	10	10
1005	10	10
1006	10	10
1007	10	10
1008	10	10
1009	10	10
1010	10	10
1011	10	10
1012	10	10
1013	10	10
1014	10	10
1015	10	10
1016	10	10
1017	10	10
1018	10	10
1019	10	10
1020	10	10
1021	10	10
1022	10	10
1023	10	10
1024	10	10
1025	10	10
1026	10	10
1027	10	10
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1029	10	10
1030	10	10
1031	10	10
1032	10	10
1033	10	10
1034	10	10
1035	10	10
1036	10	10
1037	10	10
1038	10	10
1039	10	10
1040	10	10
1041	10	10
1042	10	10
1043	10	10
1044	10	10
<b>Total</b>		

1045	10	10
1046	10	10
1047	10	10
1048	10	10
S18	1	1
<b>Total</b>	481	481

<div style="text-align: center;">  <p><b>WATSONS</b> URBAN DEVELOPMENT CONSULTANTS &amp; MANAGERS</p> <p><small>5 MAIN ST, MORNINGTON PH.(03) 5975 4644, FAX (03) 5975 3916 THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK PH.(03) 9697 8000, FAX (03) 9697 8099</small></p> </div>	LICENSED SURVEYOR (PRINT)    MICHAEL NEYLAN DEGG SIGNATURE  DATE 25/06/2008 REF 34830/Stg.10    VERSION 3	<div style="text-align: center;"> <p>SHEET 8</p>  <p>DATE 1/12/2009</p> <p>COUNCIL DELEGATE SIGNATURE</p> <p>ORIGINAL SHEET SIZE A3</p> </div>
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SUBDIVISION ACT 1988  
CREATION OF RESTRICTION

Upon registration of this plan the following restriction is created:

Land to benefit: Lots 1001 to 1048 (Both Inclusive).

Land to be burdened: Lots 1001 to 1048 (Both Inclusive).

Description of Restriction:

The registered proprietor or proprietors for the time being of a lot on this plan of subdivision his 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-house (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-house 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 2020 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 Villawood Properties, Level 1, 6 Riverside Quay, Southbank, Vic 3006 or such other entity as may be nominated by the Design Assessment Panel from time to time;
  - (B) the plans comply with the Design Guidelines, a copy of which can be obtained from the website at [www.marriottwaters.com.au/guidelines.htm](http://www.marriottwaters.com.au/guidelines.htm) and
  - (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 prior to the commencement of works;
- (iii) Build or cause to be built or allow to be built or allow to remain a dwelling-house with a floor area of less than:
  - (A) 160 square metres in the case of a lot having an area of 500 square metres or greater; or
  - (B) 130 square metres in the case of a lot having an area of less than 500 square metres.For the purposes of calculating the floor area of a dwelling-house the area of the garages, terraces, pergolas or verandahs shall be excluded.
- (iv) For lots with an area of between 300 square metres and 500 square metres 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 which occupy more than 40% of the width of the lot frontage; or
  - (B) Is sited closer to the street 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; or
  - (B) Between the front street boundary and the building line; or
  - (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 4 of the Building Regulations 2006 in relation to overlooking.
- (vi) Subdivide or cause to subdivide or allow to be subdivided the burdened land.
- (vii) Allow any of the above restrictions to be changed or amended unless otherwise approved in writing by the responsible authority and the Design Assessment Panel.

SHEET 9

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CONSULTANTS & MANAGERS5 MAIN ST, MORNINGTON PH.(03) 5975 4644, FAX (03) 5975 3916  
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LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG

SIGNATURE  , DATE 25/06/2008

REF 34830/Stg.10

VERSION 3

DATE 1/12/2009

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3