


<b>PLAN OF SUBDIVISION</b>			Stage No. <b>12</b>	LRS use only <b>EDITION</b>	Plan Number <b>PS 604024U</b>
<p>Location of Land</p> <p>Parish: Lyndhurst</p> <p>Township: _____</p> <p>Section: _____</p> <p>Crown Allotment: _____</p> <p>Crown Portion: 22 (Part)</p> <p>Title Reference: Vol. _____ Fol. _____</p> <p>Last Plan Reference: Lot S15 Stage 7 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: <b>S112/08</b></p> <p>1. <del>This plan is certified under section 6 of the Subdivision Act 1988.</del></p> <p>2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 <b>23 / 3 / 2009</b></p> <p>3. <del>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.</p> <p>(ii) The requirement has been satisfied.</p> <p>(iii) <del>The requirement is to be satisfied in Stage.....</del></p> <p>Council Delegate Council Seal Date _____ / ____ / 20__</p> <p>Re-certified under section 11(7) of the Subdivision Act 1988</p> <p>Council Delegate Council Seal <i>Michael Degg</i> Date <b>27 / 10 / 2009</b></p>		
Vesting of Roads and/or Reserves					
Identifier	Council/Body/Person				
Roads R-11	City of Casey				
			Notations		
			<p>Staging This is <del>is not</del> a staged subdivision Planning Permit No. P396/06</p>		
			<p>Depth Limitation : Does not apply.</p> <p>Lots 1 to 1200 (Both Inclusive) have been omitted from this stage.</p>		
<p>Estate: MARRIOTT WATERS</p> <p>Development No.: 12</p> <p>No. of Lots: 18</p> <p>Area: 4.968ha</p> <p>Melways: 129 D7</p>			<p>Survey This plan is <del>is not</del> based on survey. See BP 2273R.</p> <p>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	Received <input type="checkbox"/>
E-1	Sewerage	See Diag.	This Plan	South East Water Limited	Date / / 20
E-2	Carriageway	See Diag.	PS 604028L	Melbourne Water Corporation	
E-4	Carriageway	See Diag.	PS 604028L	Lot A in PS 604028L	
					LRS use only
					PLAN REGISTERED
					TIME
					DATE / / 20
					Assistant Registrar of Titles
					SHEET 1 OF 7 SHEETS
 <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, SOUTHBANK PH.(03) 9697 8000, FAX (03) 9697 8099</p>			<p>LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG</p> <p>SIGNATURE <i>Michael Degg</i> DATE 07/05/2008</p> <p>REF 34830/Stg.12 VERSION 5</p>		<p><i>Michael Degg</i></p> <p>DATE <b>27 / 10 / 2009</b></p> <p>COUNCIL DELEGATE SIGNATURE</p> <p>ORIGINAL SHEET SIZE A3</p>

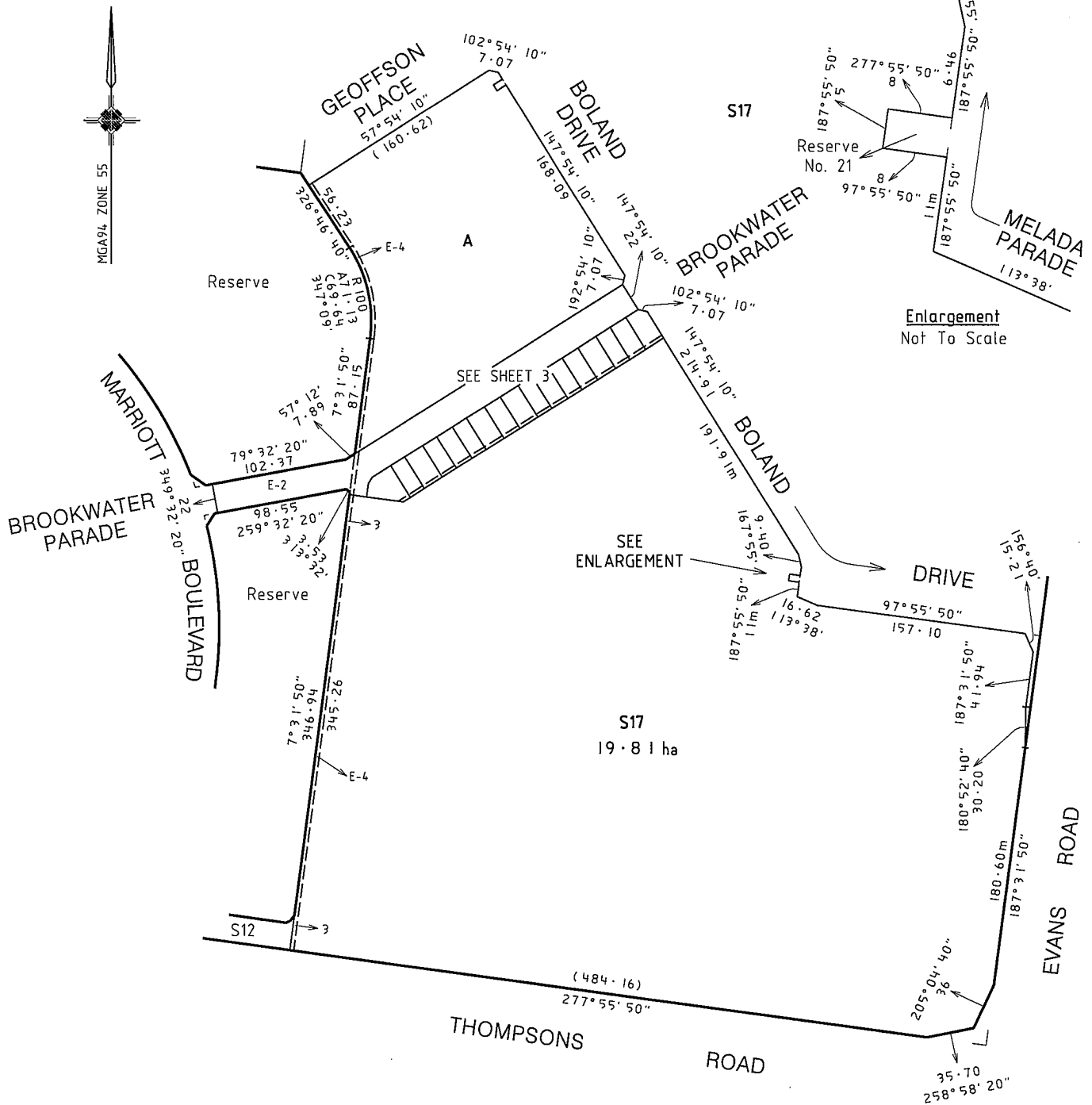
# PLAN OF SUBDIVISION

Stage No.

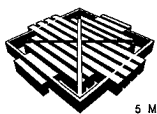
12

Plan Number

PS 604024U



Enlargement  
Not To Scale



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5 MAIN ST, MORNINGTON PH (03) 5975 4644, FAX (03) 5975 3916  
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PH (03) 9697 8000, FAX (03) 9697 8099

ORIGINAL  
SCALE SHEET  
1:3000 SIZE  
A3

SCALE

0 30 60 90 120 150  
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG

SIGNATURE *[Signature]*

DATE 07/05/2008

REF 34830/Stg.12

VERSION 5

SHEET 2

*[Signature]*

DATE 27/10/2009

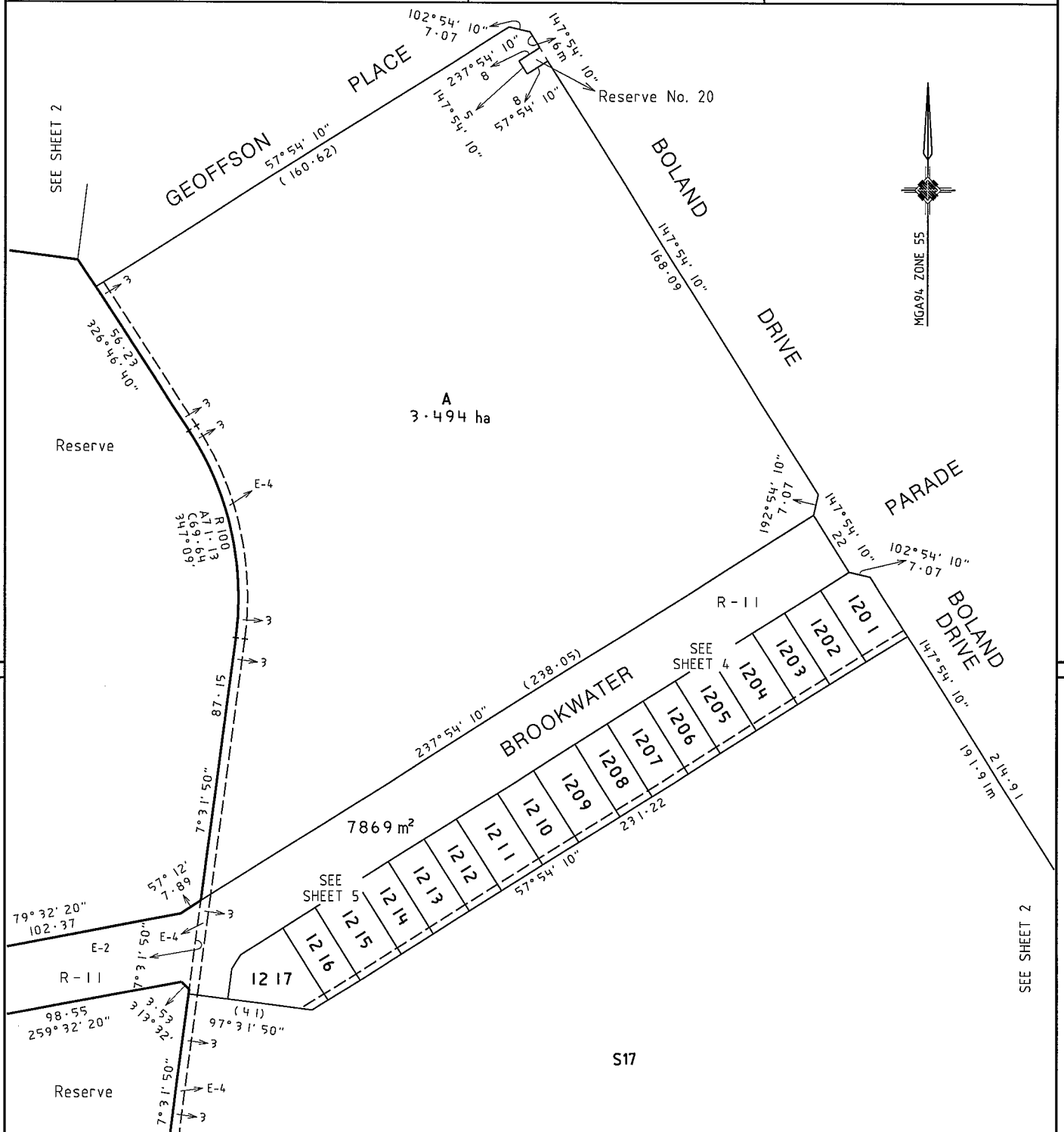
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

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

SEE SHEET 2

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  
SIGNATURE *[Signature]* DATE 07/05/2008  
REF 34830/Stg.12 VERSION 5

SHEET 3

*[Signature]*

DATE 27/10/2009

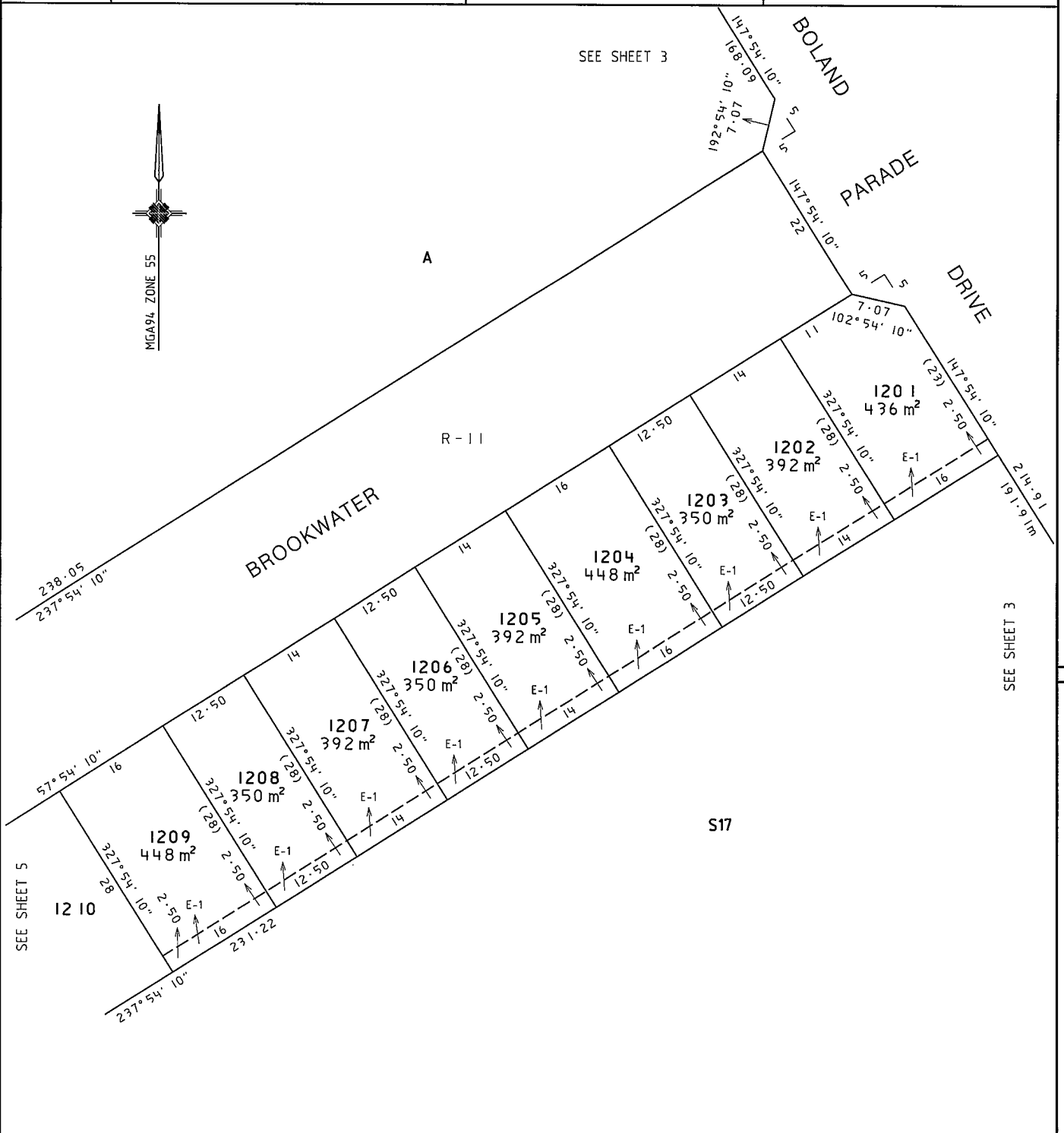
COUNCIL DELEGATE SIGNATURE

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SHEET 4

ORIGINAL  
SCALE SHEET  
1:500 SIZE  
A3

SCALE  
0 5 10 15 20 25  
LENGTHS ARE IN METRES

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SIGNATURE *[Signature]* DATE 07/05/2008  
REF 34830/Stg.12 VERSION 5

*[Signature]*  
DATE 27/10/2009  
COUNCIL DELEGATE SIGNATURE  
ORIGINAL SHEET SIZE A3

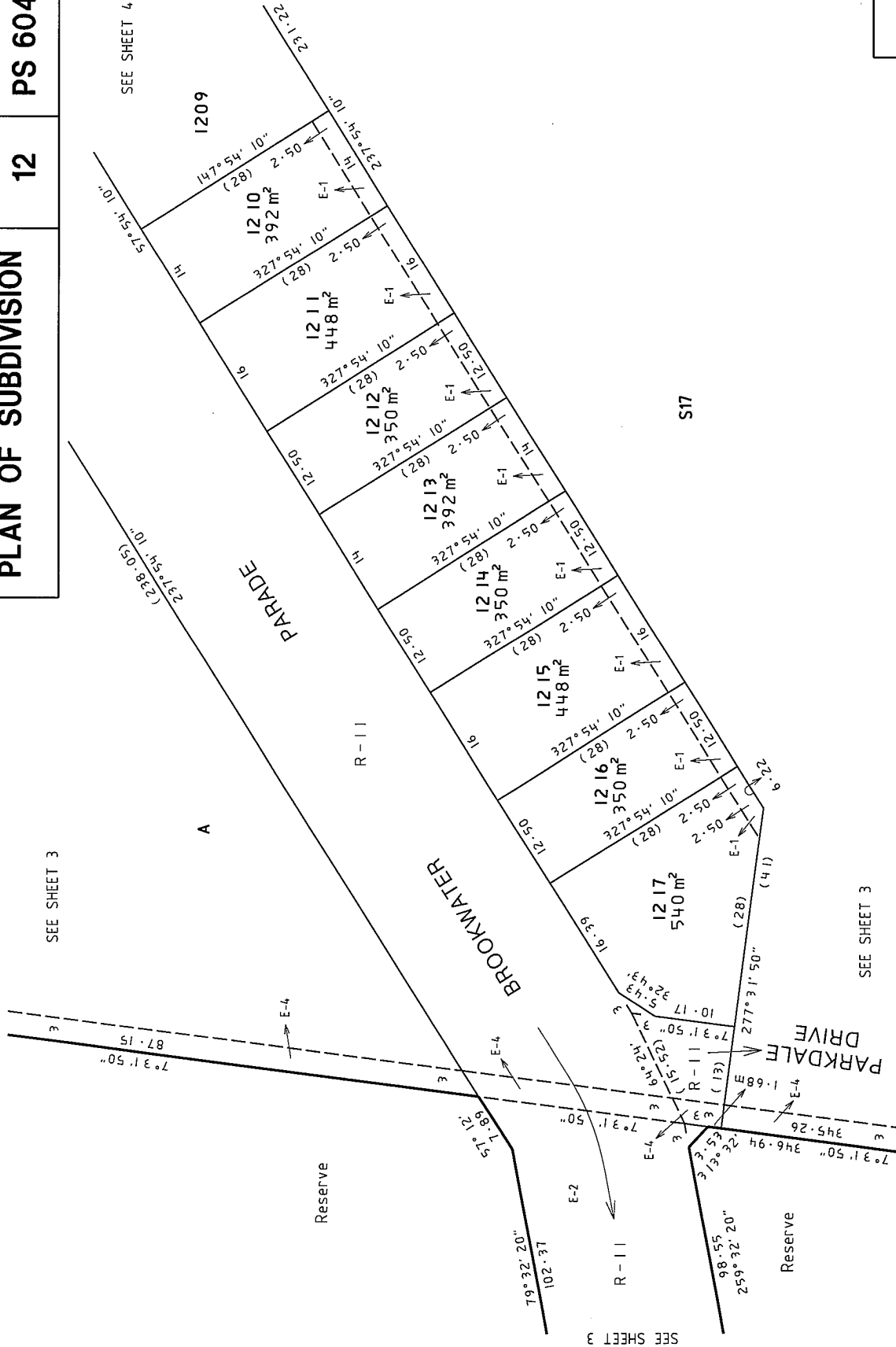
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THE MELBURNIAN, SUITE 2, 250 ST KILDA RD, SOUTHBEACH PH (03) 9587 8000, FAX (03) 9587 8099

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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SHEET 5


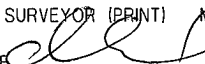
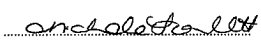
*[Signature]*  
DATE 27/10/2009  
COUNCIL DELEGATE SIGNATURE  
ORIGINAL SHEET SIZE A3

	<b>OWNERS CORPORATION SCHEDULE</b>	Stage No. <b>12</b>	Plan Number <b>PS 604024U</b>
<i>Owners Corporation: 1</i>		<i>Plan no. P.S.604024U</i>	
Land affected by Owners Corporation 1: Lots 1201 to 1217 (Both Inclusive) and S17.			
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	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1201	10	10						
1202	10	10						
1203	10	10						
1204	10	10						
1205	10	10						
1206	10	10						
1207	10	10						
1208	10	10						
1209	10	10						
1210	10	10						
1211	10	10						
1212	10	10						
1213	10	10						
1214	10	10						
1215	10	10						
1216	10	10						
1217	10	10						
S17	1	1						
Total	171	171	Total			Total		

<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 07/05/2008 REF 34830/Stg.12 VERSION 5	SHEET 6  DATE 27/10/2009 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3
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**PLAN OF SUBDIVISION**

Stage No.

**12**

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SUBDIVISION ACT 1988  
CREATION OF RESTRICTION

Upon registration of this plan the following restriction is created:

Land to benefit: Lots 1201 to 1217 (Both Inclusive).

Land to be burdened: Lots 1201 to 1217 (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 100 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 7

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