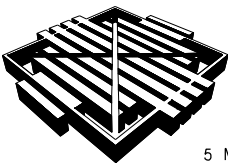
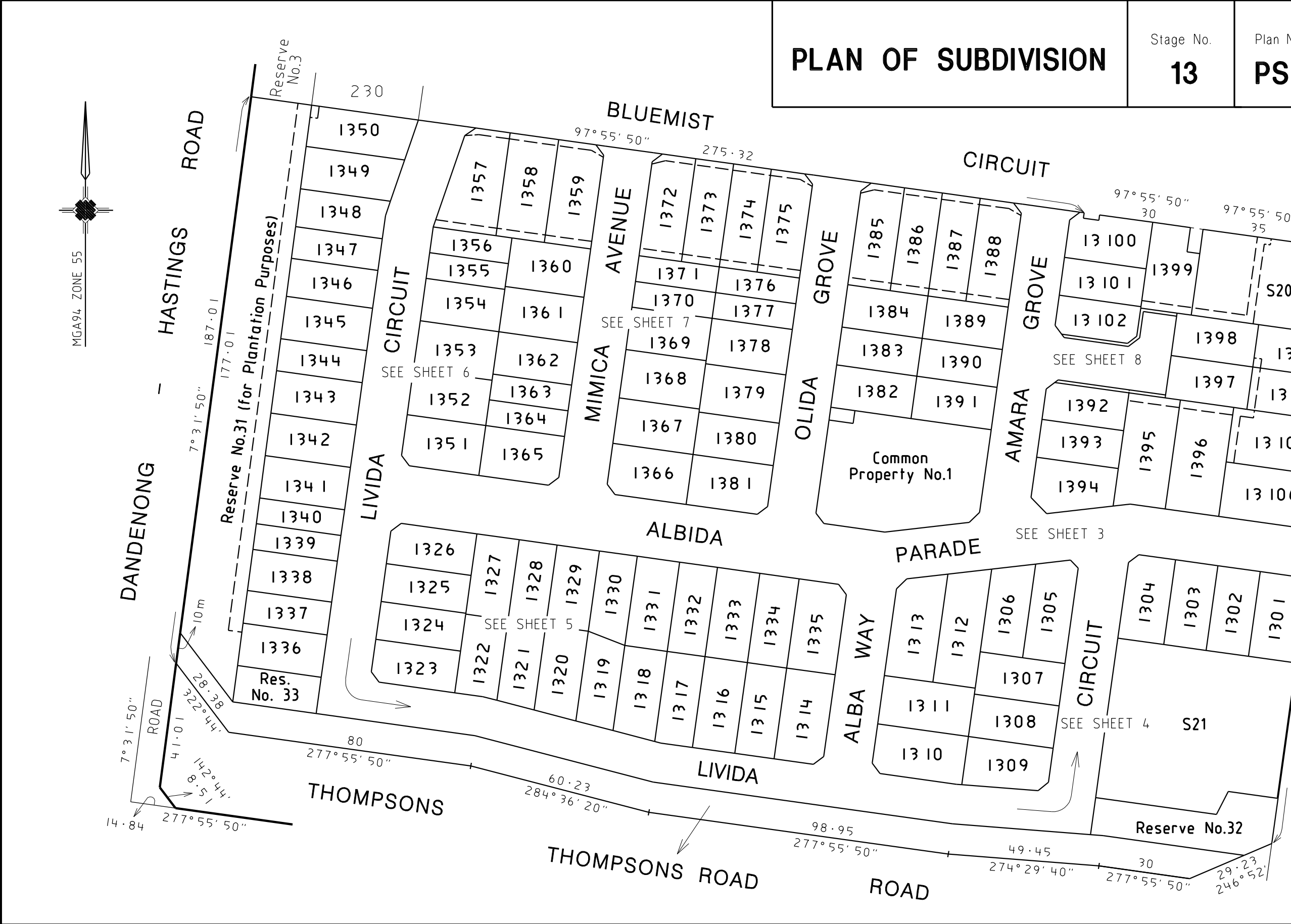
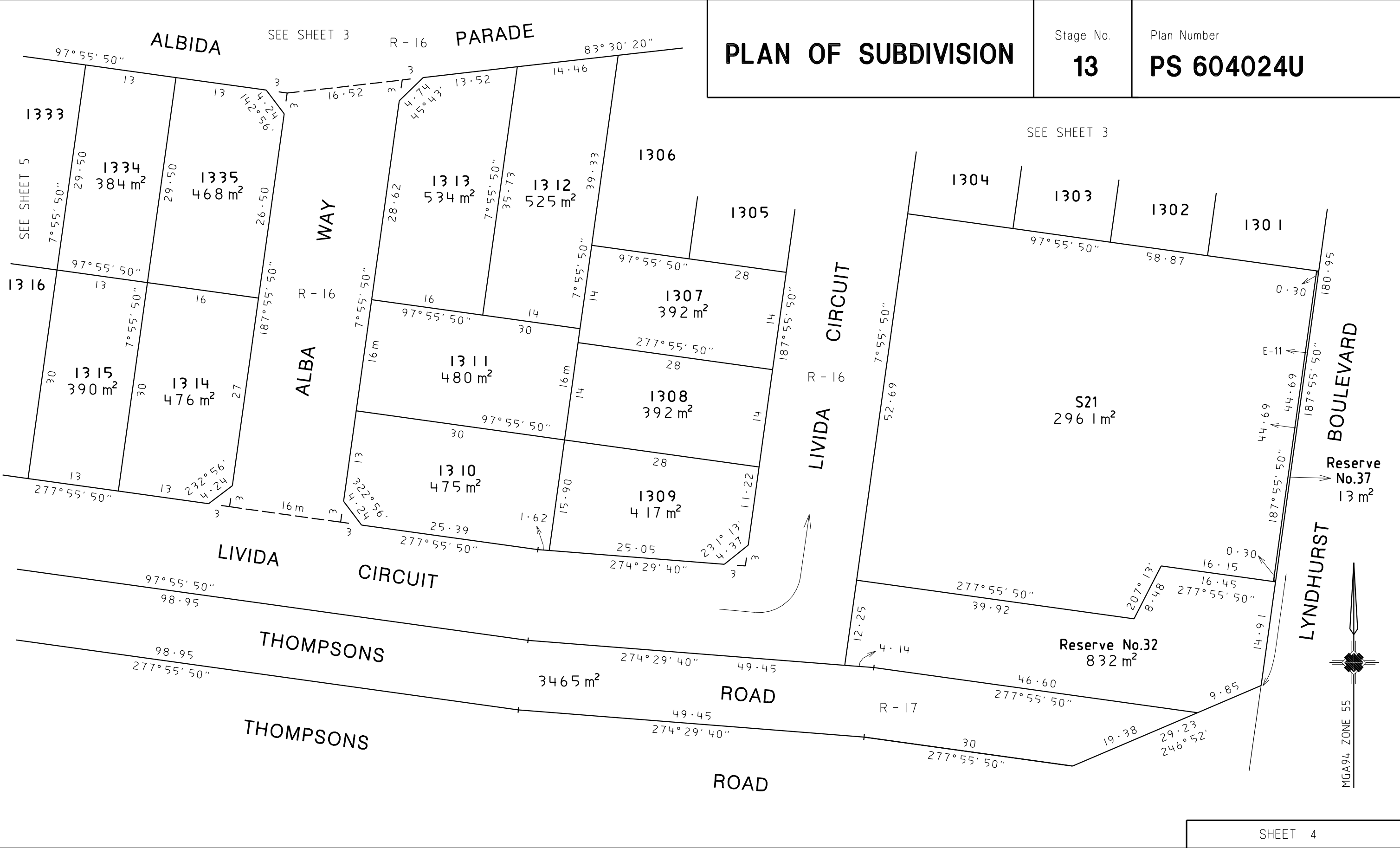


	PLAN OF SUBDIVISION				Stage No. <b>13</b>	LRS use only <b>EDITION</b>	Plan Number <b>PS 604024U</b>
Location of Land  Parish: Lyndhurst Township: _____ Section: _____ Crown Allotment: _____ Crown Portion: 21 (Part)  Title Reference: Vol. _____ Fol. _____  Last Plan Reference: Lot S8 Stage 2 PS 604024U  Postal Address: Thompsons Road (at time of subdivision) Lyndhurst 3975  MGA94 Co-ordinates: E 346 500 (of approx. centre of land in plan) N 5 784 400 Zone: 55					Council Certificate and Endorsement  Council Name: City of Casey Ref: _____  1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / /20 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. <u>OPEN SPACE</u> (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage..... Council Delegate Council Seal Date / /20  Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /20		
Vesting of Roads and/or Reserves							
Identifier		Council/Body/Person					
Roads R-16		City of Casey					
Roads R-17		Roads Corporation					
Reserve No.31		City of Casey					
Reserve No.32		City of Casey					
Reserve No.33		City of Casey					
Reserve No.34		City of Casey					
Reserve No.35		City of Casey					
Reserve No.36		SPI Electricity Pty Ltd					
Reserve No.37		City of Casey					
Estate: MARRIOTT WATERS Development No.: 13 No. of Lots: 106 Area: 7.607 ha Melways: 128 K8					Notations  Staging This is <del>is not</del> a staged subdivision Planning Permit No. P396/06  Depth Limitation : Does not apply.  THIS IS A SPEAR PLAN  Lots 1 to 1300 (Both Inclusive) and 1400 to 13099 (Both Inclusive) have been omitted from this stage.  └ Lots on this Plan may be affected by one or more Owners Corporations  E-9, Party Wall Easements, have been exaggerated in the diagrams herein for clarity purposes. Party Wall easements are perpendicular to common boundary.  Survey 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 & 1257. This land is in Proclaimed Survey Area No. 45.		
Easement Information					LRS use only		
					Statement of Compliance/ Exemption Statement		
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					Received <input type="checkbox"/>  Date / /20		
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	LRS use only		
E-1	Sewerage	See Diag.	This Plan	South East Water Limited	PLAN REGISTERED		
E-6	Drainage	See Diag.	This Plan	City of Casey	TIME		
E-9	Party Wall	0.15	This Plan	The relevant abutting lot on this plan	DATE / /20		
E-11	Footway	See Diag.	This Plan	Lot S21 on this plan	Assistant Registrar of Titles		
					SHEET 1 OF 11 SHEETS		
 <b>WATSONS</b> URBAN DEVELOPMENT CONSULTANTS & MANAGERS <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>			LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG  SIGNATURE <u>DIGITALLY SIGNED</u> DATE _____  REF 34830/Stg.13 VERSION 10		DATE / /20  COUNCIL DELEGATE SIGNATURE  ORIGINAL SHEET SIZE A3		



## PS 604024U

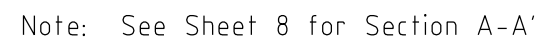


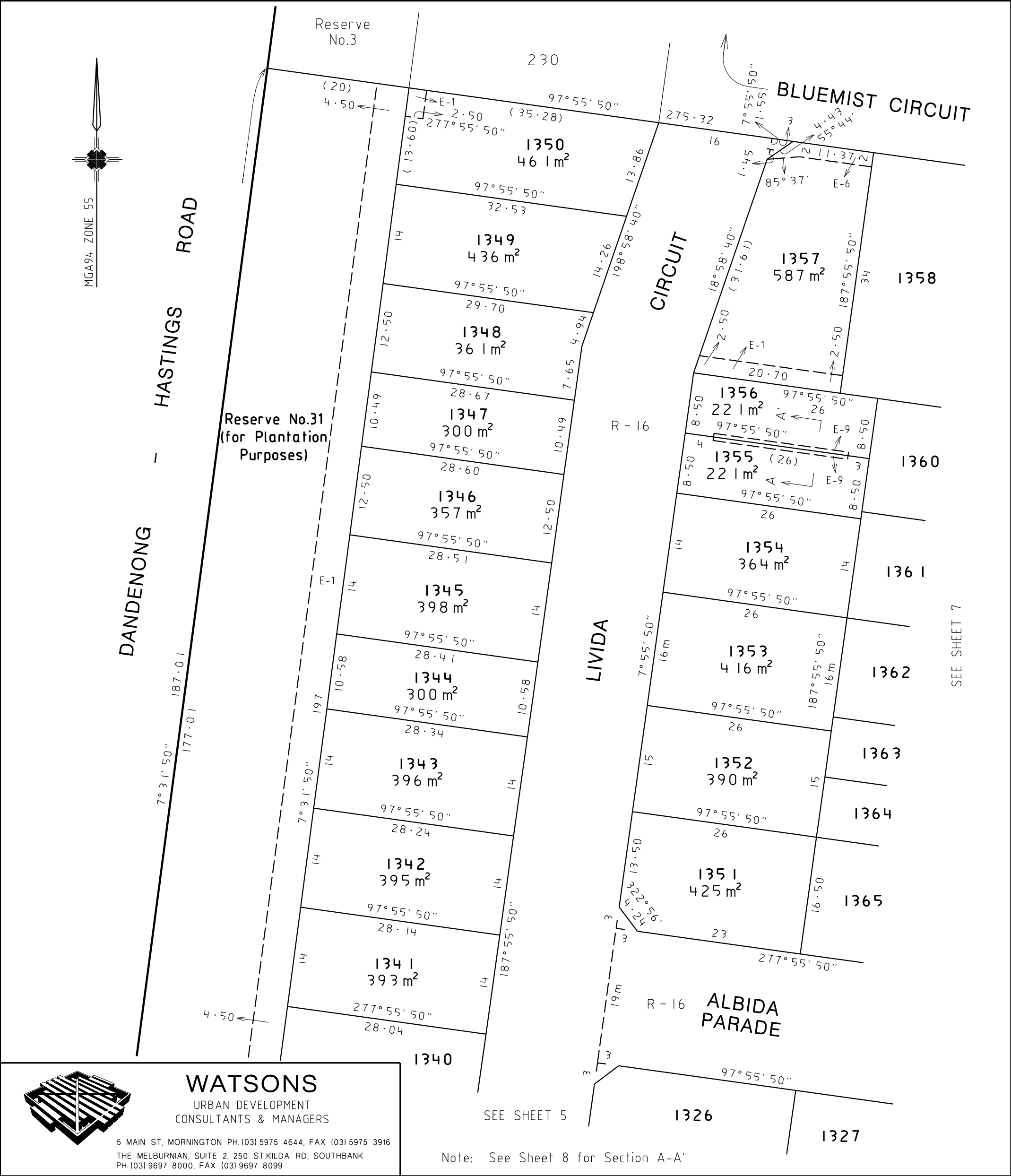


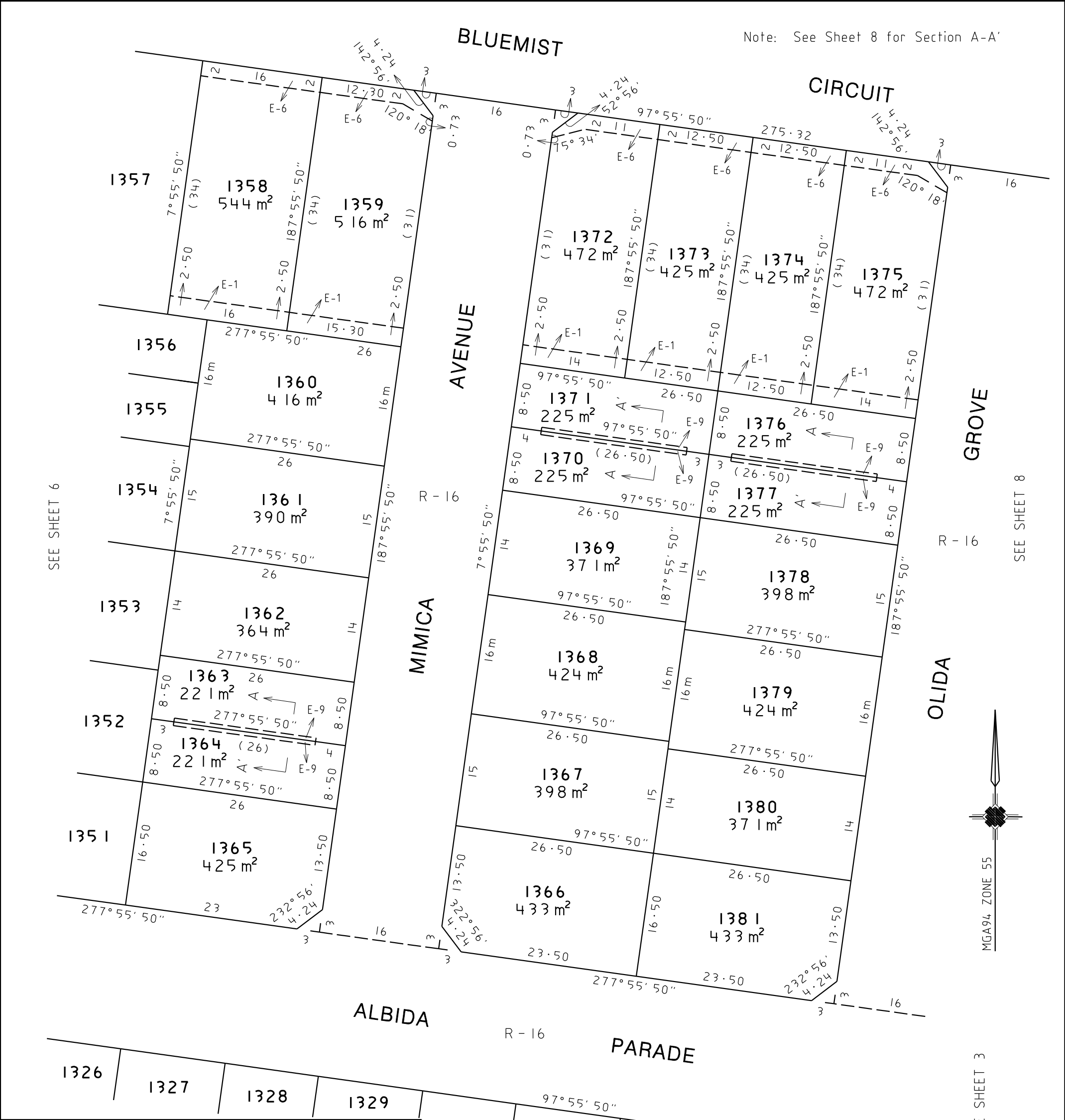
 <b>WATSONS</b> URBAN DEVELOPMENT CONSULTANTS & MANAGERS 5 MAIN ST, MORNINGTON PH.(03) 5975 4644, FAX (03) 5975 3916 THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK PH.(03) 9697 8000, FAX (03) 9697 8099	ORIGINAL SCALE 1:500	SHEET SIZE A3	SCALE 0 5 10 15 20 25 LENGTHS ARE IN METRES	LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG SIGNATURE <u>DIGITALLY SIGNED</u> DATE REF 34830/Stg.13 VERSION 10	SHEET 4 DATE / /20 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3

## PS 604024U

PARADE







Not to Scale  
(from sheets 5, 6 & 7)

**Lots 1339, 1355,  
1363, 1370 & 1376**

Lots 1340, 1356,  
1364, 1371 & 1377

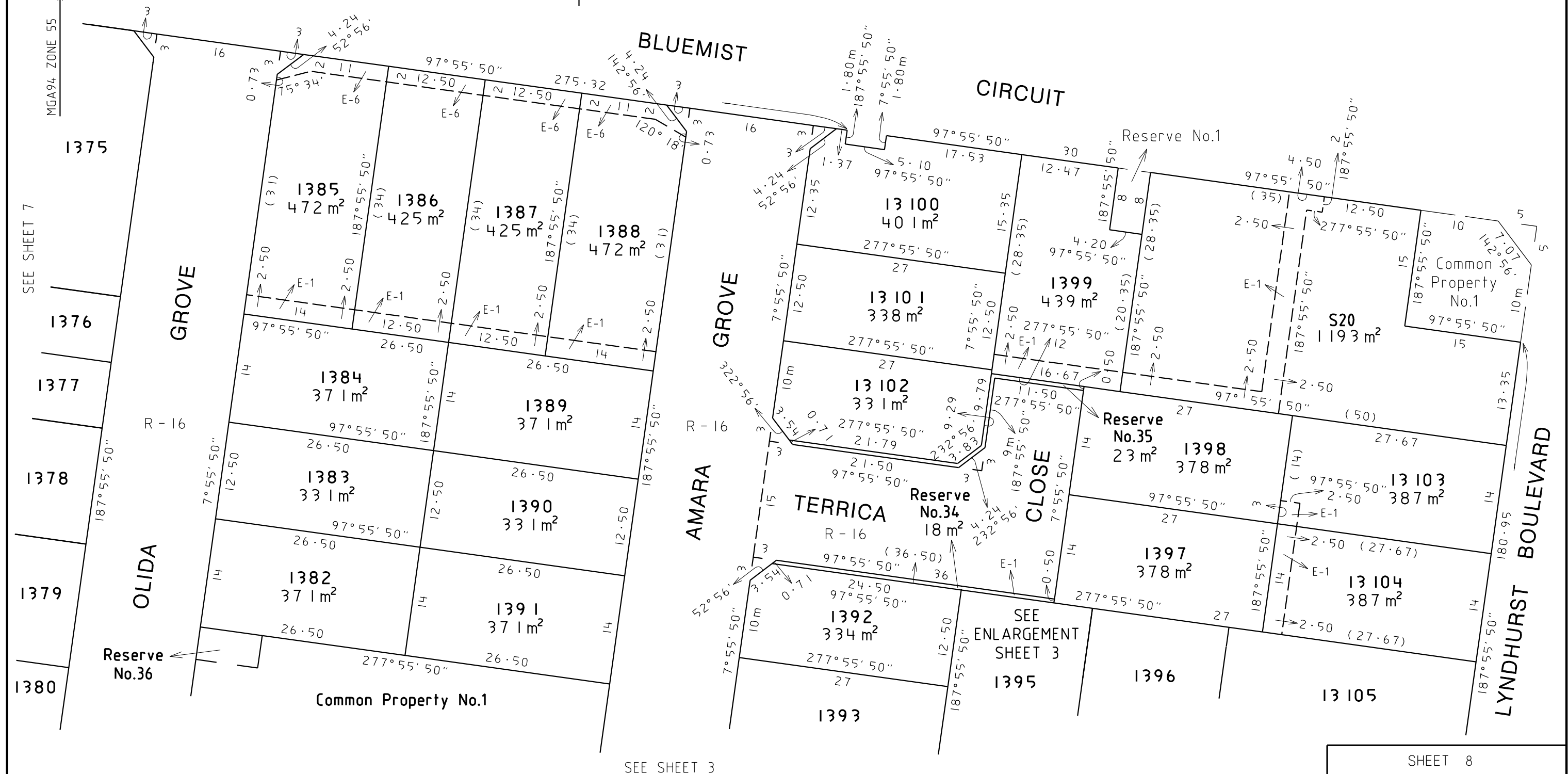
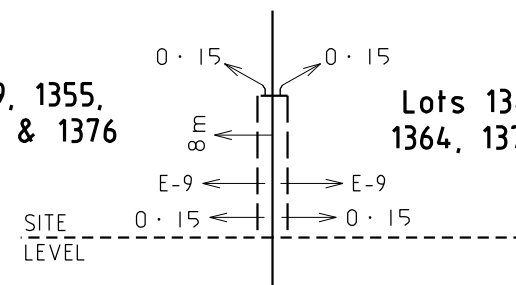
# PLAN OF SUBDIVISION

Stage No.

13

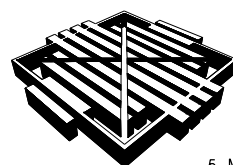
Plan Number

PS 604024U



SEE SHEET 3

SHEET 8



WATSON

URBAN DEVELOPMENT  
CONSULTANTS & MANAGERS

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

ORIGINAL

SCALE	SHEET
1 : 500	SIZE A3

SCALE



LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG

SIGNATURE DIGITALLY SIGNED DATE \_\_\_\_\_

REF 34830/Stg.13

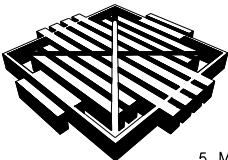
VERSION 10

DATE            /            / 20

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3



	OWNERS CORPORATION SCHEDULE			Stage No. <b>13</b>		Plan Number <b>PS 604024U</b>			
Owners Corporation: 1						Plan no. P.S.604024U			
Land affected by Owners Corporation: Lots 1301 to 1399 (Both Inclusive), 13100 to 13106 (Both Inclusive) and Common Property No.1.									
Limitations of Owners Corporation: Unlimited									
Notations:  Model Rules Apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006.									
LotEntitlementandLotLiability									
Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	
1301	10	10	1345	10	10	1389	10	10	
1302	10	10	1346	10	10	1390	10	10	
1303	10	10	1347	10	10	1391	10	10	
1304	10	10	1348	10	10	1392	10	10	
1305	10	10	1349	10	10	1393	10	10	
1306	10	10	1350	10	10	1394	10	10	
1307	10	10	1351	10	10	1395	10	10	
1308	10	10	1352	10	10	1396	10	10	
1309	10	10	1353	10	10	1397	10	10	
1310	10	10	1354	10	10	1398	10	10	
1311	10	10	1355	10	10	1399	10	10	
1312	10	10	1356	10	10	13100	10	10	
1313	10	10	1357	10	10	13101	10	10	
1314	10	10	1358	10	10	13102	10	10	
1315	10	10	1359	10	10	13103	10	10	
1316	10	10	1360	10	10	13104	10	10	
1317	10	10	1361	10	10	13105	10	10	
1318	10	10	1362	10	10	13106	10	10	
1319	10	10	1363	10	10				
1320	10	10	1364	10	10				
1321	10	10	1365	10	10				
1322	10	10	1366	10	10				
1323	10	10	1367	10	10				
1324	10	10	1368	10	10				
1325	10	10	1369	10	10				
1326	10	10	1370	10	10				
1327	10	10	1371	10	10				
1328	10	10	1372	10	10				
1329	10	10	1373	10	10				
1330	10	10	1374	10	10				
1331	10	10	1375	10	10				
1332	10	10	1376	10	10				
1333	10	10	1377	10	10				
1334	10	10	1378	10	10				
1335	10	10	1379	10	10				
1336	10	10	1380	10	10				
1337	10	10	1381	10	10				
1338	10	10	1382	10	10				
1339	10	10	1383	10	10				
1340	10	10	1384	10	10				
1341	10	10	1385	10	10				
1342	10	10	1386	10	10				
1343	10	10	1387	10	10				
1344	10	10	1388	10	10				
Total			Total			Total	1060	1060	
<div><div><b>WATSONS</b> URBAN DEVELOPMENT CONSULTANTS &amp; MANAGERS <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></div></div>			LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG  SIGNATURE <u>DIGITALLY SIGNED</u> DATE  REF 34830/Stg.13 VERSION 10				SHEET 9		
							<div><div></div><div>DATE / /20</div><div>COUNCIL DELEGATE SIGNATURE</div><div>ORIGINAL SHEET SIZE A3</div></div>		

SUBDIVISION ACT 1988  
CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created:

Land to benefit: Lots 1301 to 1399 (Both Inclusive) and 13100 to 13106 (Both Inclusive).

Land to be burdened: Lots 1301 to 1399 (Both Inclusive) and 13100 to 13106 (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 and specific Stage 13 Design Guidelines, copies 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 160 square metres in the case of a lot having an area of 500 square metres or greater.  
(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) Save and except lots 1399 and 13100, 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.

SUBDIVISION ACT 1988  
CREATION OF RESTRICTION B

Upon registration of this plan the following restriction is created:

Land to benefit: Lots 1301 to 1399 (Both Inclusive) and 13100 to 13106 (Both Inclusive).

Land to be burdened: Lots 1339, 1340, 1355, 1356, 1363, 1364, 1370, 1371, 1376 and 1377.

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 a garage which is sited closer to the street frontage than the dwelling house or 5.5 metres which ever is the greater.
- (ii) Construct any dwelling other than the dwellings approved pursuant to Planning Permit P107/11 except where the City of Casey has granted approval for an alternate dwelling design.

