

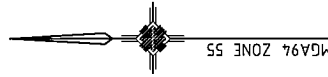


| | | | | | | |
|--|---------------------|----------------|-----------|---|--|----------------------------------|
| PLAN OF SUBDIVISION | | | | Stage No. 9 | LRS use only EDITION | Plan Number PS 604024U |
| Location of Land Parish: Lyndhurst Township: _____ Section: _____ Crown Allotment: _____ Crown Portion: 21 (Part) & 22 (Part) Title Reference: Vol. _____ Fol. _____ Last Plan Reference: Lot S16 Stage 7 PS 604024U Postal Address: Thompsons Road (at time of subdivision) Lyndhurst 3975 MGA94 Co-ordinates: E 346 500 Zone: 55 (of approx. centre of land in plan) N 5 784 400 | | | | Council Certificate and Endorsement Council Name: City of Casey Ref: S 121/09 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 6 / 4 / 2010 Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate _____ Council Seal _____ Date / / 20 | | |
| Vesting of Roads and/or Reserves | | | | Notations | | |
| Identifier | Council/Body/Person | | | Staging This is is not a staged subdivision Planning Permit No. P396/06 Depth Limitation : Does not apply. Lots 1 to 900 (Both Inclusive) have been omitted from this stage. | | |
| Roads R-14 | City of Casey | | | | | |
| Reserve No.26 | City of Casey | | | | | |
| Reserve No.27 | City of Casey | | | | | |
| Estate: MARRIOTT WATERS Development No.: 9 No. of Lots: 60 Area: 4.830ha Melways: 129 C7 | | | | Other Purpose of Plan: To remove Drainage Easement, E-3 on PS 604024U, created on LP 148066H. Grounds for Easement Removal: City of Casey Planning Permit No. P396/06 Survey This plan is is not based on survey. See BP 2273R. This survey has been connected to Lyndhurst Permanent Marks nols) 39, 238, 727, 746 & 1257. This land is in Proclaimed Survey Area No. 45. | | |
| Easement Information | | | | | LRS use only | |
| Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road) | | | | | Statement of Compliance/ Exemption Statement Received <input type="checkbox"/> Date / / 20 | |
| Easement Reference | Purpose | Width (Metres) | Origin | Land Benefited/In Favour Of | LRS use only PLAN REGISTERED TIME DATE / / 20 Assistant Registrar of Titles SHEET 1 OF 10 SHEETS | |
| E-1 | Sewerage | See Diag. | This Plan | South East Water Limited | | |
|  WATSONS 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  DATE 23/05/2008 REF 34830/Stg.9 VERSION 4 DATE 6 / 4 / 2010 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3 | |

PS 604024U



DATE 6/4/2010

COUNCIL DELEGATE SIGNATURE _____

ORIGINAL SHEET SIZE A3

SEE SHEET 2

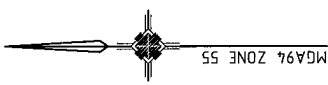
PLAN OF SUBDIVISION

Stage No.

9

Plan Number

PS 604024U



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ORIGINAL
SCALE 1:1250
SHEET SIZE A3

SCALE
0 12.5 25 37.5 50 62.5
LENGTHS ARE IN METRES

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REF 34830/Stg.9 VERSION 4

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ORIGINAL SHEET SIZE A3

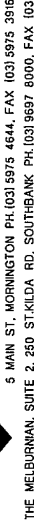
SHEET 3

PS 604024U

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ORIGINAL SHEET SIZE A3



PLAN OF SUBDIVISION

Stage No.

9

Plan Number

PS 604024U



SHEET 5



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ORIGINAL SCALE 1:500
SHEET SIZE A3

SCALE
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LENGTHS ARE IN METRES

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REF 34830/Sig.9 VERSION 4

COUNCIL DELEGATE SIGNATURE
DATE 6 / 4 / 2010
ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

Stage No.

9

Plan Number

PS 604024U



16A94 70NE 55



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SHEET 6

| ORIGINAL | |
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| 1:500 | A3 |

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LENGTHS ARE IN METRES

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DATE 23/05/2008

REF 34830/Stg.9

VERSION 4

DATE 6/4/2010

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

Stage No.

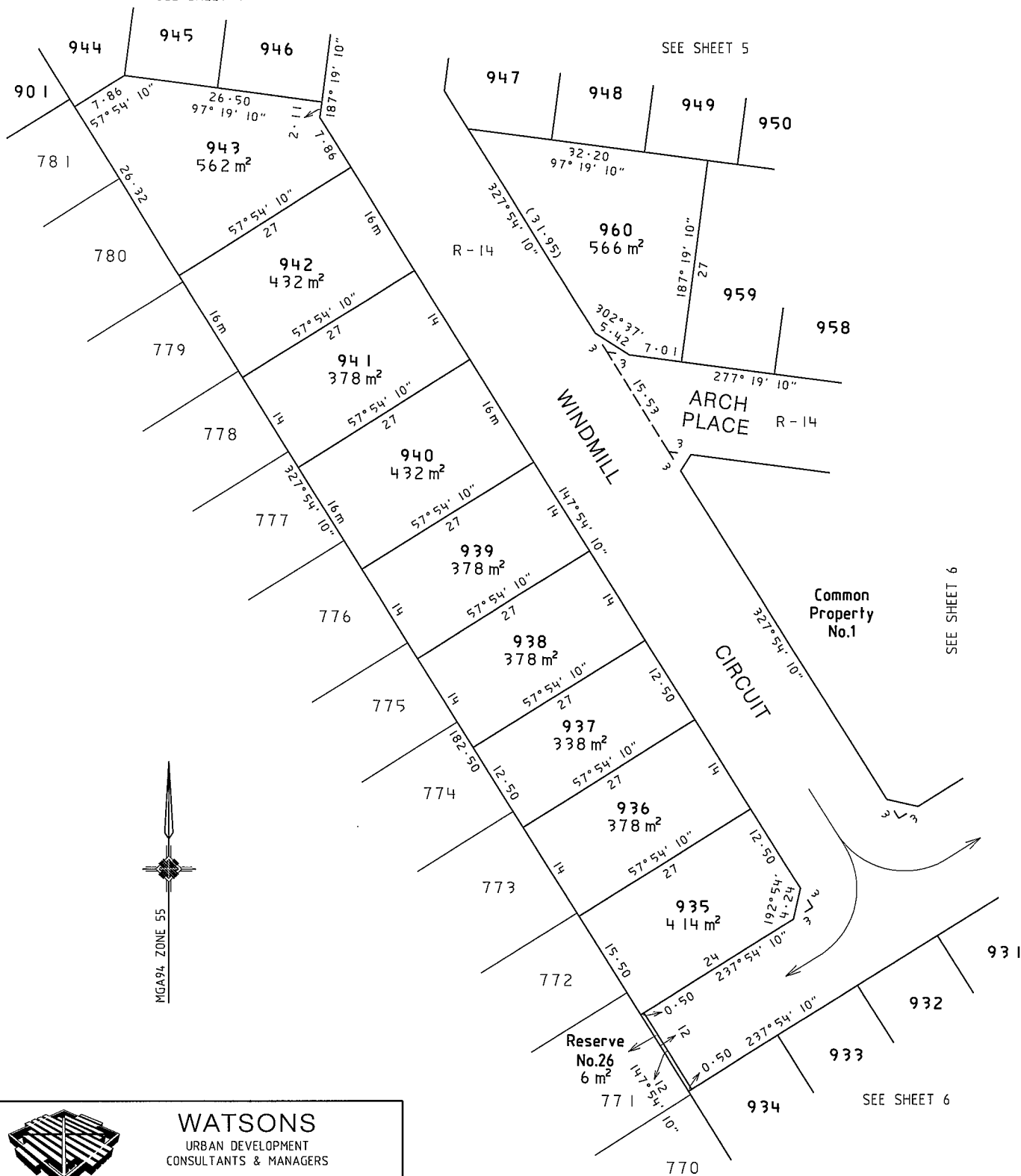
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Plan Number

PS 604024U

SEE SHEET 4

SEE SHEET 5



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ORIGINAL
SCALE SHEET
1:500 SIZE
A3

SCALE
0 5 10 15 20 25
LENGTHS ARE IN METRES

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VERSION 4

SHEET 7

DATE 6/4/2010

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ORIGINAL SHEET SIZE A3

OWNERS CORPORATION SCHEDULE

Stage No.

9

Plan Number

PS 604024U

Owners Corporation: 1

Plan no. P.S. 604024U

Land affected by Owners Corporation 1: Lots 901 to 960 (Both Inclusive) and Common Property No.1.

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 | Lot | Entitlement | Liability | Lot | Entitlement | Liability |
| 901 | 10 | 10 | 945 | 10 | 10 | | | |
| 902 | 10 | 10 | 946 | 10 | 10 | | | |
| 903 | 10 | 10 | 947 | 10 | 10 | | | |
| 904 | 10 | 10 | 948 | 10 | 10 | | | |
| 905 | 10 | 10 | 949 | 10 | 10 | | | |
| 906 | 10 | 10 | 950 | 10 | 10 | | | |
| 907 | 10 | 10 | 951 | 10 | 10 | | | |
| 908 | 10 | 10 | 952 | 10 | 10 | | | |
| 909 | 10 | 10 | 953 | 10 | 10 | | | |
| 910 | 10 | 10 | 954 | 10 | 10 | | | |
| 911 | 10 | 10 | 955 | 10 | 10 | | | |
| 912 | 10 | 10 | 956 | 10 | 10 | | | |
| 913 | 10 | 10 | 957 | 10 | 10 | | | |
| 914 | 10 | 10 | 958 | 10 | 10 | | | |
| 915 | 10 | 10 | 959 | 10 | 10 | | | |
| 916 | 10 | 10 | 960 | 10 | 10 | | | |
| 917 | 10 | 10 | | | | | | |
| 918 | 10 | 10 | | | | | | |
| 919 | 10 | 10 | | | | | | |
| 920 | 10 | 10 | | | | | | |
| 921 | 10 | 10 | | | | | | |
| 922 | 10 | 10 | | | | | | |
| 923 | 10 | 10 | | | | | | |
| 924 | 10 | 10 | | | | | | |
| 925 | 10 | 10 | | | | | | |
| 926 | 10 | 10 | | | | | | |
| 927 | 10 | 10 | | | | | | |
| 928 | 10 | 10 | | | | | | |
| 929 | 10 | 10 | | | | | | |
| 930 | 10 | 10 | | | | | | |
| 931 | 10 | 10 | | | | | | |
| 932 | 10 | 10 | | | | | | |
| 933 | 10 | 10 | | | | | | |
| 934 | 10 | 10 | | | | | | |
| 935 | 10 | 10 | | | | | | |
| 936 | 10 | 10 | | | | | | |
| 937 | 10 | 10 | | | | | | |
| 938 | 10 | 10 | | | | | | |
| 939 | 10 | 10 | | | | | | |
| 940 | 10 | 10 | | | | | | |
| 941 | 10 | 10 | | | | | | |
| 942 | 10 | 10 | | | | | | |
| 943 | 10 | 10 | | | | | | |
| 944 | 10 | 10 | | | | | | |
| Total | | | Total | 600 | 600 | Total | | |

SHEET 8



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THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK
PH.(03) 9697 8000, FAX (03) 9697 8099

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SIGNATURE *[Signature]* DATE 23/05/2008

REF 34830/Stg.9

VERSION 4

DATE 6/4/2010

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

Stage No.

9

Plan Number

PS 604024U

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

Upon registration of this plan the following restriction is created:

Land to benefit: Lots 901 to 960 (Both Inclusive).

Land to be burdened: Lots 907 to 920 (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 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.

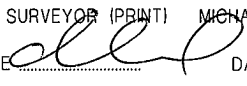
For the purposes of calculating the floor area of a dwelling-house the area of the garages, terraces, pergolas or verandahs shall be excluded.
- (iv) For lots with an area of between 300 square metres and 500 square metres build or cause to be built or allow to be built or allow to remain a garage;
 - (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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SIGNATURE  DATE 23/05/2008

REF 34830/Stg.9

VERSION 4

DATE 6/4/2010

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

Stage No.

9

Plan Number

PS 604024U

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

Upon registration of this plan the following restriction is created:

Land to benefit: Lots 901 to 960 (Both Inclusive).

Land to be burdened: Lots 901 to 906 (Both Inclusive) and 921 to 960 (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 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 10



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SIGNATURE *[Signature]* DATE 23/05/2008

REF 34830/Stg.9

VERSION 4

DATE *6/4/2010*

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