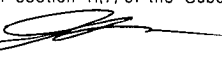

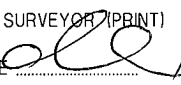
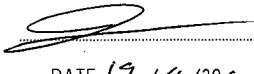
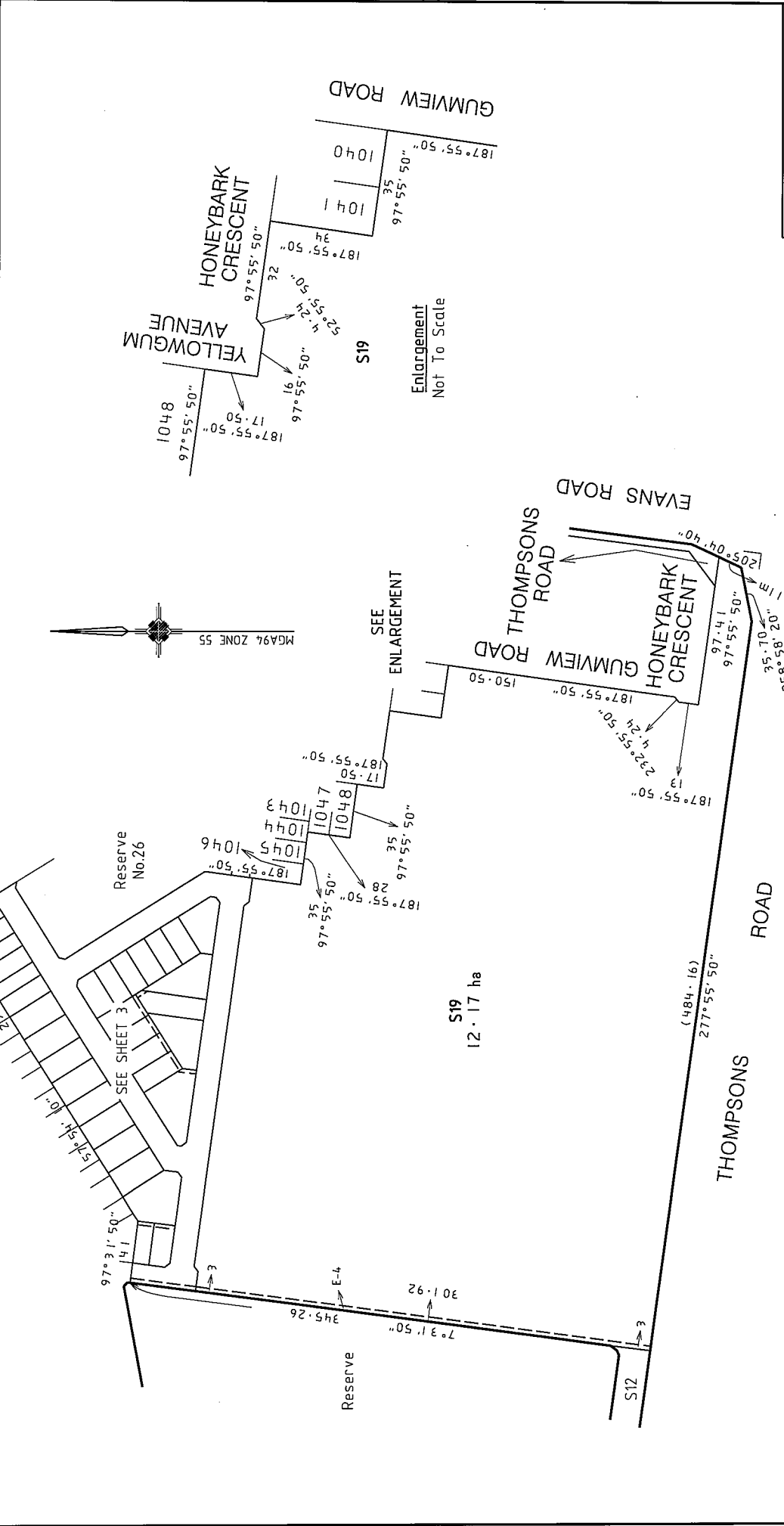


<b>PLAN OF SUBDIVISION</b>			Stage No. <b>11</b>	LRS use only <b>EDITION</b>	Plan Number <b>PS 604024U</b>
<b>Location of Land</b> Parish: Lyndhurst Township: _____ Section: _____ Crown Allotment: _____ Crown Portion: 22 (Part)  Title Reference: Vol. _____ Fol. _____  Last Plan Reference: Lot S18 Stage 10 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			<b>Council Certificate and Endorsement</b> Council Name: City of Casey Ref: <u>5142/09</u>  <del>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. Date of original certification under section 6 <u>20 / 11 / 2010</u> <del>3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.</del> <u>OPEN SPACE</u> (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> <del>Council Delegate</del> <del>Council Seal</del> <del>Date</del> / / 20  Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate  <del>Council Seal</del> Date <u>19 / 4 / 2010</u>		
<b>Vesting of Roads and/or Reserves</b>					
Identifier	Council/Body/Person				
Roads R-15	City of Casey				
			<b>Notations</b>		
			<b>Staging</b> This is <del>is not</del> a staged subdivision Planning Permit No. P396/06		
			<b>Depth Limitation</b> : Does not apply.  Lots 1 to 1100 (Both Inclusive) have been omitted from this stage.		
Estate: MARRIOTT WATERS Development No.: 11 No. of Lots: 32 Area: 2.636 ha Melways: 129 C8			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.		
<b>Easement Information</b>					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-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 9 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, 350 ST KILDA RD, SOUTH BANK          PH. (03) 9697 8000, FAX (03) 9697 8099</small>			LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG SIGNATURE  DATE 24/06/2008 REF 34830/Stg.11 VERSION 9		 DATE <u>19 / 4 / 2010</u> COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3

<b>PLAN OF SUBDIVISION</b>	Stage No.	Plan Number
	<b>11</b>	<b>PS 604024U</b>

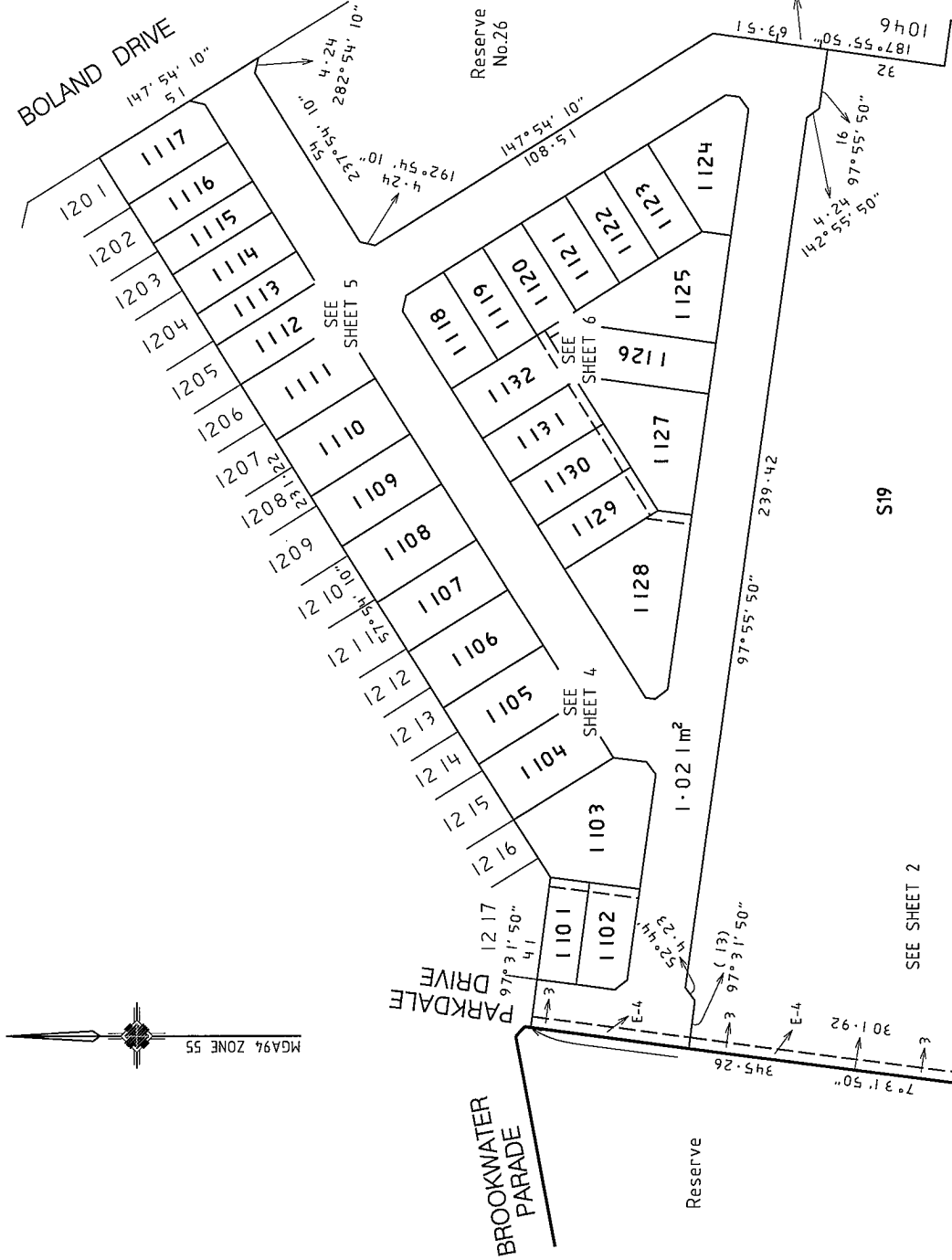


<p><b>WATSONS</b> URBAN DEVELOPMENT CONSULTANTS &amp; MANAGERS</p> <p>5 MAIN ST, MORNINGTON PH (03) 5975 4644, FAX (03) 5975 3316 THE MELBOURNIAN, SUITE 2, 250 ST KILDA RD, SOUTHBEACH PH (03) 9697 8000, FAX (03) 9697 8099</p>	<p>ORIGINAL SCALE 1:2500</p> <p>SHEET SIZE A3</p>	<p>SCALE</p> <p>0 25 50 75 100 125</p> <p>LENGTHS ARE IN METRES</p>	<p>LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG</p> <p>SIGNATURE </p> <p>DATE 24/06/2008</p> <p>VERSION 9</p> <p>REF 34830/Sig.11</p>	<p>SHEET 2</p> <p>DATE 19/4/2010</p> <p>COUNCIL DELEGATE SIGNATURE </p> <p>ORIGINAL SHEET SIZE A3</p>
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# PLAN OF SUBDIVISION

Stage No.  
**11**

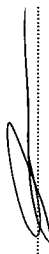
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**PS 604024U**

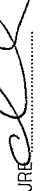


SHEET 3

SEE SHEET 2

SEE SHEET 2

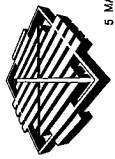
  
DATE **19/4/2010**  
COUNCIL DELEGATE SIGNATURE  
ORIGINAL SHEET SIZE A3

LICENSED SURVEYOR (PRINT) **MICHAEL NEYLAN DEGG**  
SIGNATURE   
DATE **24/06/2008**  
VERSION **9**  
REF **34830/Sig.11**

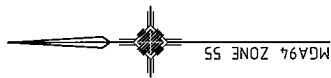
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ORIGINAL SCALE  
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A3

**WATSONS**  
URBAN DEVELOPMENT  
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5 MAIN ST, MORNINGTON PH.(03) 5975 4644, FAX (03) 5975 3916  
THE MELBURNIAN, SUITE 2, 250 ST KILDA RD, SOUTHBEACH PH.(03) 9597 8000, FAX (03) 9597 8099



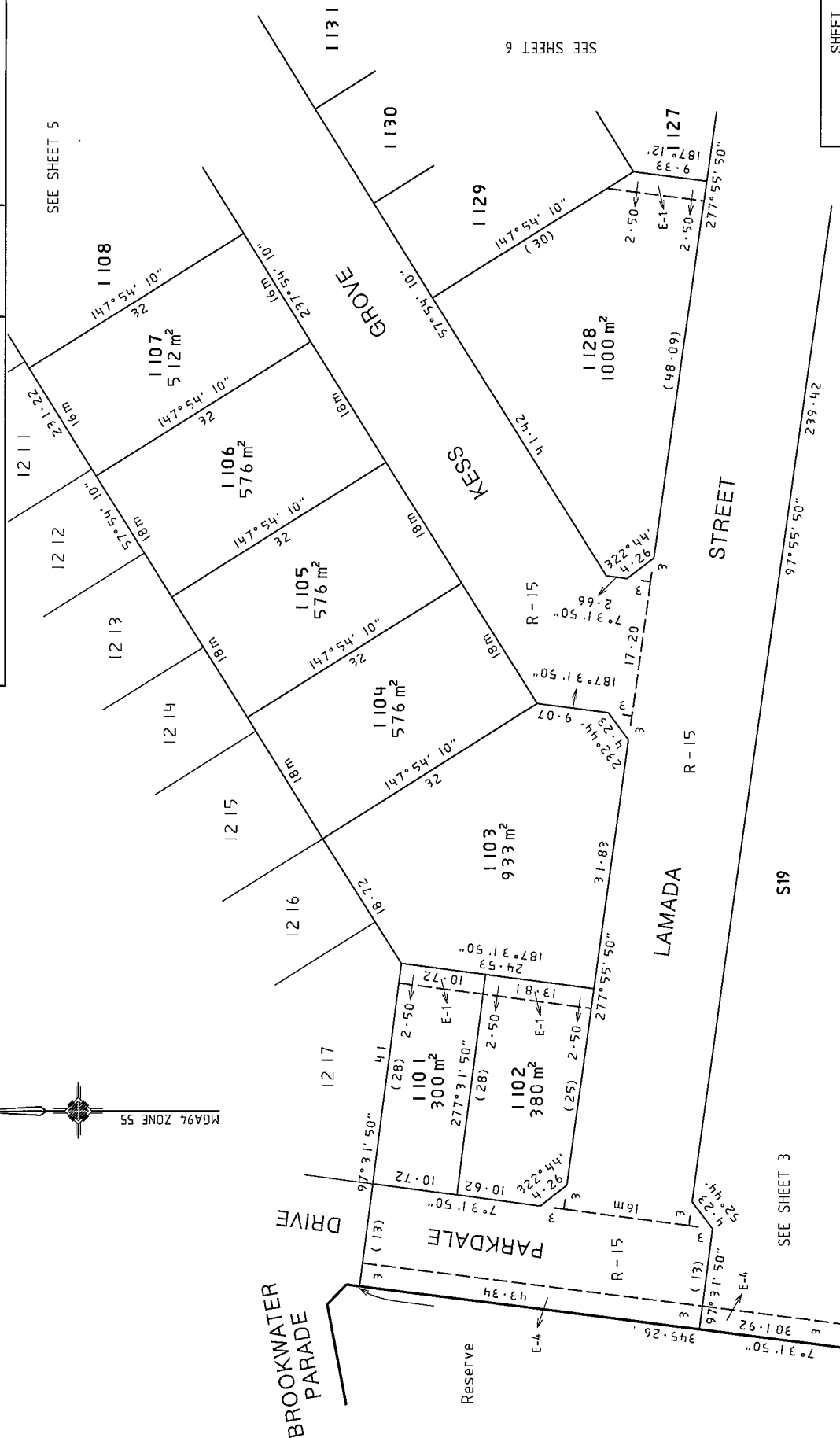
# PLAN OF SUBDIVISION

Stage No.

11

Plan Number

PS 604024U



**WATSONS**  
URBAN DEVELOPMENT  
CONSULTANTS & MANAGERS

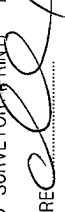
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THE MELBURNIAN, SUITE 2, 250 ST KILDA RD, SOUTHBEACH PH (03) 9597 8000, FAX (03) 9597 8099

ORIGINAL  
SCALE  
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SHEET  
SIZE  
A3

SCALE

0 5 10 15 20 25  
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG  
SIGNATURE  DATE 24/06/2008

REF 34830/Sig.11

VERSION 9

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

SHEET 4

# PLAN OF SUBDIVISION

Stage No.

11

Plan Number

PS 604024U




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URBAN DEVELOPMENT  
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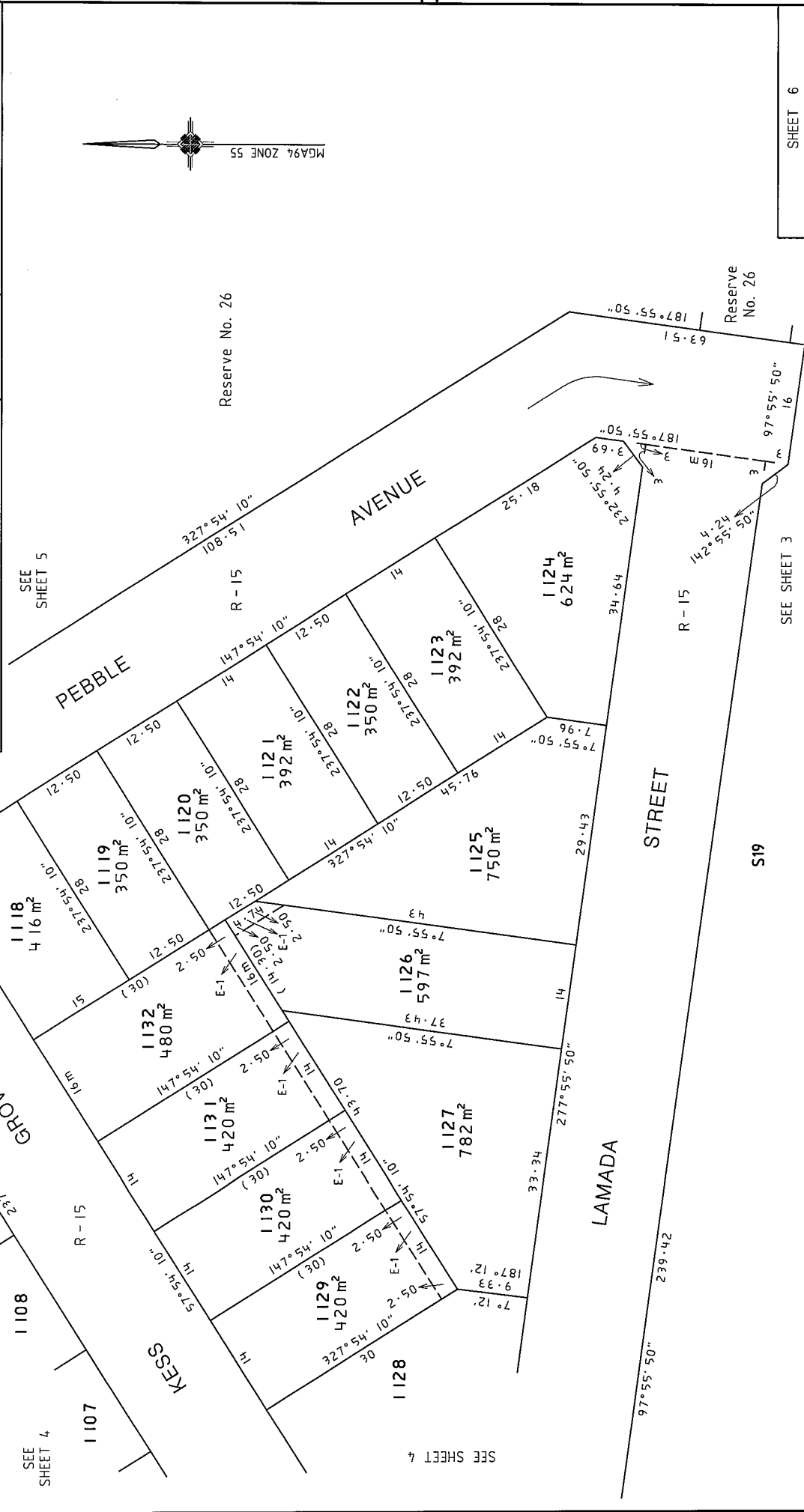
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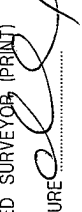
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LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG  
SIGNATURE   
DATE 24/06/2008  
VERSION 9  
REF 34830/Sig.11

SHEET 5

DATE 19/4/2010  
COUNCIL DELEGATE SIGNATURE  
ORIGINAL SHEET SIZE A3



 <b>WATSONS</b> URBAN DEVELOPMENT CONSULTANTS & MANAGERS <small>5 MAIN ST, MORNINGTON PH (03) 5975 4644, FAX (03) 5975 3916          THE MELBOURNIAN, SUITE 2, 250 ST KILDA RD, SOUTHBEACH PH (03) 9657 8000, FAX (03) 9657 8099</small>	ORIGINAL SCALE 1:500	SHEET SIZE A3	SCALE 0 5 10 15 20 25 LENGTHS ARE IN METRES	LICENSED SURVEYOR (PRINT) <b>MICHAEL NEYLAN DEGG</b> SIGNATURE  DATE <b>24/06/2008</b> REF <b>34830/Sig.11</b>	COUNCIL DELEGATE SIGNATURE DATE <b>19/4/2010</b> ORIGINAL SHEET SIZE A3
	VERSION <b>9</b>				

# OWNERS CORPORATION SCHEDULE

Stage No.  
**11**

Plan Number  
**PS 604024U**

Owners Corporation: 1

Plan no. P.S. 604024U

Land affected by Owners Corporation 1: Lots 1101 to 1132 (Both Inclusive) and S19.

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
1101	10	10						
1102	10	10						
1103	10	10						
1104	10	10						
1105	10	10						
1106	10	10						
1107	10	10						
1108	10	10						
1109	10	10						
1110	10	10						
1111	10	10						
1112	10	10						
1113	10	10						
1114	10	10						
1115	10	10						
1116	10	10						
1117	10	10						
1118	10	10						
1119	10	10						
1120	10	10						
1121	10	10						
1122	10	10						
1123	10	10						
1124	10	10						
1125	10	10						
1126	10	10						
1127	10	10						
1128	10	10						
1129	10	10						
1130	10	10						
1131	10	10						
1132	10	10						
S19	1	1						
Total	321	321	Total			Total		

SHEET 7



**WATSONS**

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

LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG

SIGNATURE *[Signature]* DATE 24/06/2008

REF 34830/Stg.11

VERSION 9

DATE 19/4/2010

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

**PLAN OF SUBDIVISION**

Stage No.

**11**

Plan Number

**PS 604024U**

SUBDIVISION ACT 1988  
CREATION OF RESTRICTION

Upon registration of this plan the following restriction is created:

Land to benefit: Lots 1101 to 1132 (Both Inclusive).

Land to be burdened: Lots 1103 to 1111 (Both Inclusive) & 1128 to 1132 (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 8

**WATSONS**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

LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG

SIGNATURE  DATE 24/06/2008

REF 34830/Stg.11

VERSION 9

DATE 19/4/2010

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3



**PLAN OF SUBDIVISION**

Stage No.

**11**

Plan Number

**PS 604024U**

SUBDIVISION ACT 1988  
CREATION OF RESTRICTION

Upon registration of this plan the following restriction is created:

Land to benefit: Lots 1101 to 1132 (Both Inclusive).

Land to be burdened: Lots 1101, 1102 & 1112 to 1127 (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 9

**WATSONS**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

LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG

SIGNATURE

DATE 24/06/2008

REF 34830/Stg.11

VERSION 9

DATE 19/14/2010

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3