

PLAN OF SUBDIVISION

LV use only
EDITION

Plan Number
PS 604024U/S31

Location of Land
Parish: Lyndhurst
Township: —
Section: —
Crown Allotment: —
Crown Portion: 21 (Part) & 22 (Part)
Title Reference: Vol. Fol.
Last Plan Reference: Lot S97 PS 604024U Stage 30
Postal Address: 1005S Thompsons Road
(at time of subdivision) Lyndhurst 3975
MGA Co-ordinates: E 347 000 Zone: 55
(of approx. centre of land N 5 784 100 GDA 94
in plan)

Council Name: Casey City Council
Council Reference Number: SubA00079/16
Planning Permit Reference: PlnA00358/15
SPEAR Reference Number: S081939J
Certification
This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 15/06/2016
Public Open Space
A requirement for public open space under section 18 of the Subdivision Act 1988
Has been made and the requirement has been satisfied at Certification
Digitally signed by: Michele Annette Scarlett for Casey City Council on 07/03/2017

Vesting of Roads and/or Reserves

Identifier	Council/Body/Person
Roads R-31 Reserve No.39	City of Casey AusNet Electricity Services Pty Ltd

NOTATIONS

Lots 1 to 3100 (Both Inclusive) and S1 to S99 have been omitted from this stage.
Lots 3101 to 3131 (Both Inclusive) are affected by Restrictive Covenants. Refer to Sheets 7 & 8.
Lots on this Plan may be affected by one or more Owners Corporations.
Part of Common Property No.1 consists of private roads called Aloysius Path and Grenaroff Walk.
Other Purpose of Plan:
The easement for 'Sewerage' purposes over Airlie Way, Whisper Street and Yellowgum Avenue created in PS 604024U Stage 30 in favour of South East Water Corporation is removed by agreement of all interested parties upon registration of this plan.

NOTATIONS

Depth Limitation : Does not apply.

Survey This plan is ~~is not~~ based on survey BP 2273R.
This survey has been connected to Lyndhurst permanent marks nols) 39, 238, 727, 746 & 1257 in Proclaimed Survey Area No. 45.

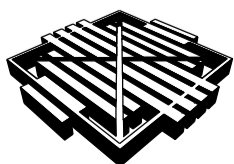
Staging This is ~~is not~~ a staged subdivision
Planning Permit No. PlnA00358/15

Estate: MARRIOTT WATERS
Development No.: 31
No. of Lots: 31
Area: 2.296 ha
Melways: 129 C8

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-4	Carriageway	See Diag.	PS 604028L	Lot A in PS 604028L
E-13 & E-16	Sewerage	See Diag.	PS 604024U Stage 30 & This Plan	South East Water Corporation
E-6, E-16 & E-17	Drainage	See Diag.	PS 604024U Stage 30 & This Plan	City of Casey
E-17	Supply of Electricity (through underground cables)	See Diag.	This Plan	Ausnet Electricity Services Pty Ltd
E-18	Carriageway	See Diag.	This Plan	City of Casey
E-18	Supply of Water (through underground pipes)	See Diag.	This Plan	South East Water Corporation
E-21	Party Wall	0.14	This Plan	Relevant abutting Lot on This Plan



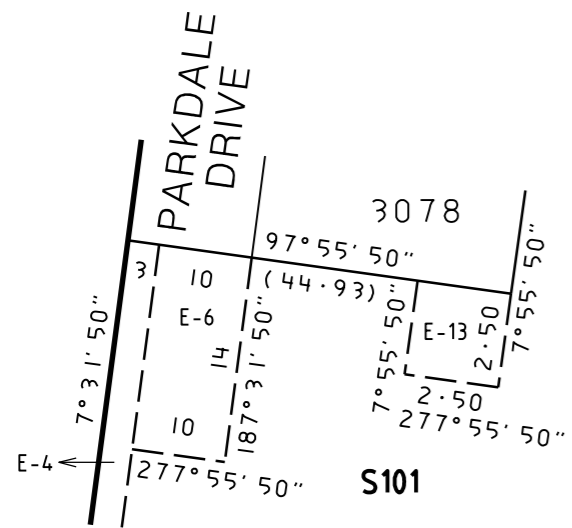
WATSONS
URBAN DEVELOPMENT
CONSULTANTS & MANAGERS
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FAX (03) 5975 3916
SUITE 4, LEVEL 5, 448 ST KILDA RD. MELBOURNE
PH.(03) 9860 0300

REF 34830/Stg.31

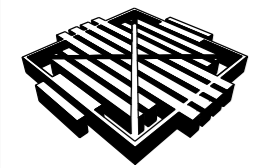
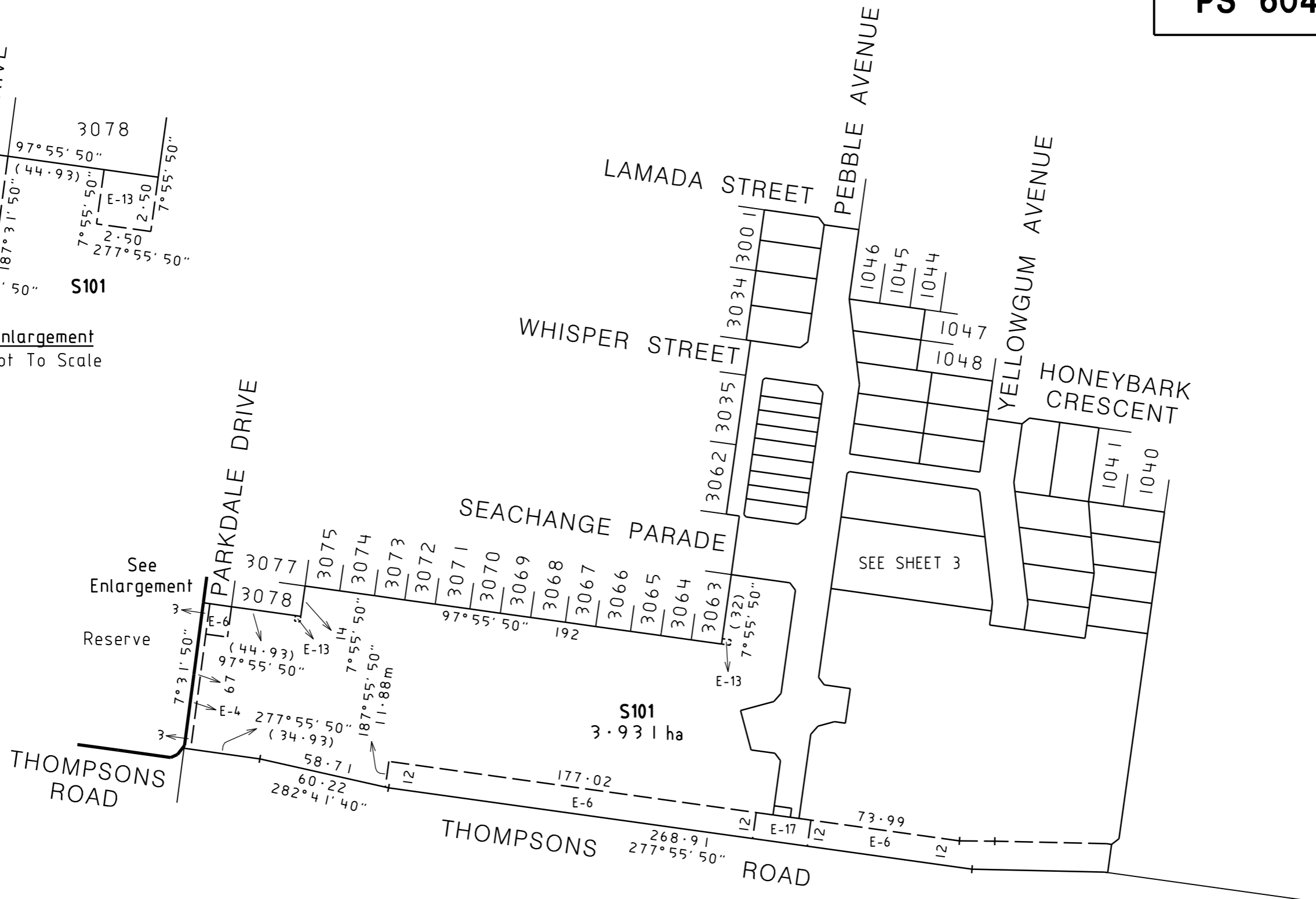
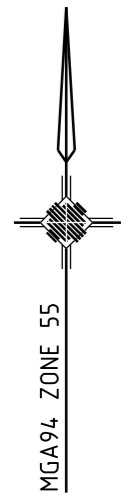
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ORIGINAL SHEET
SIZE A3

SHEET 1 OF 9 SHEETS

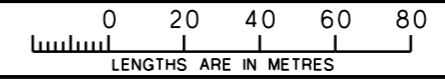


Enlargement
 Not To Scale



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SCALE
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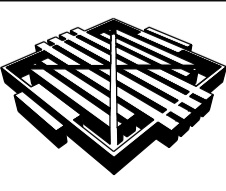
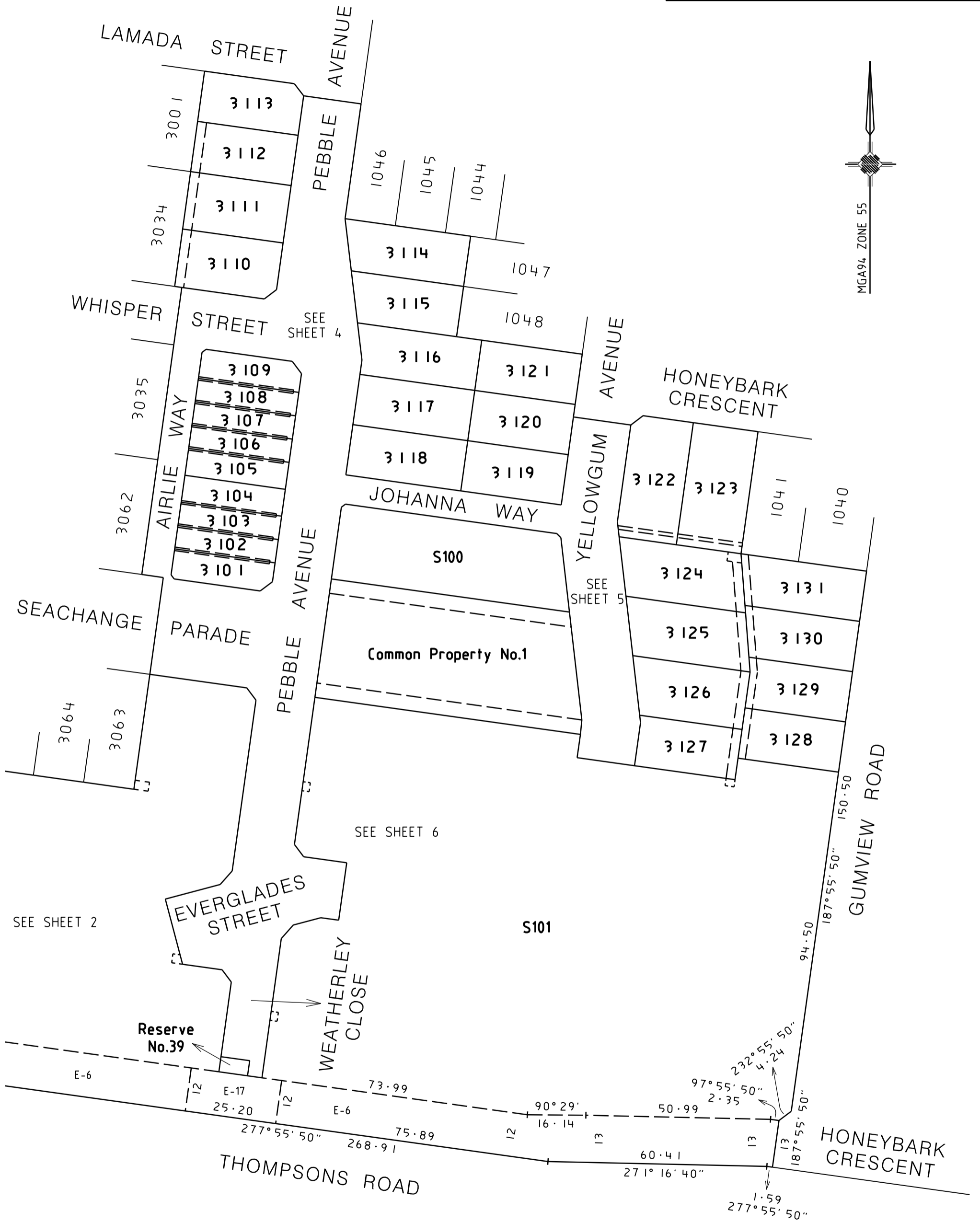
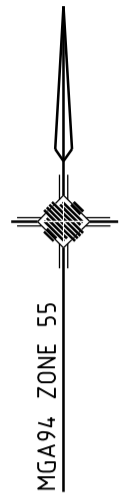


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SHEET 2

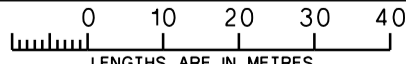
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SCALE
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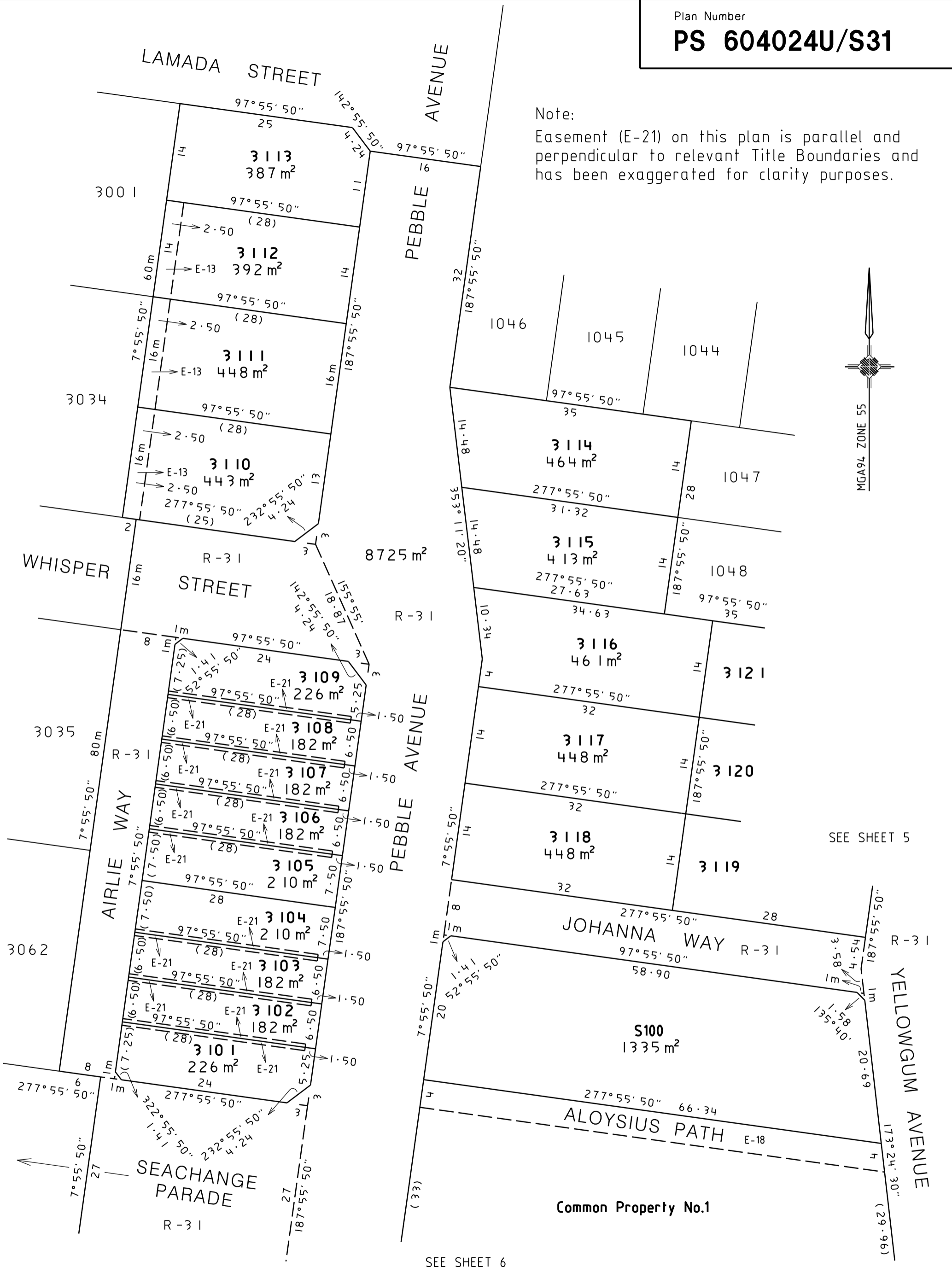
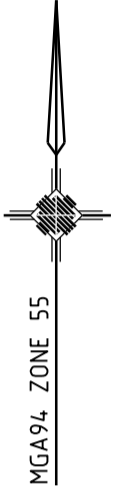
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SHEET 3

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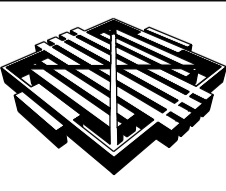
Note:

Easement (E-21) on this plan is parallel and perpendicular to relevant Title Boundaries and has been exaggerated for clarity purposes.



SEE SHEET 5

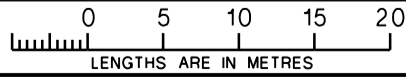
SEE SHEET 6



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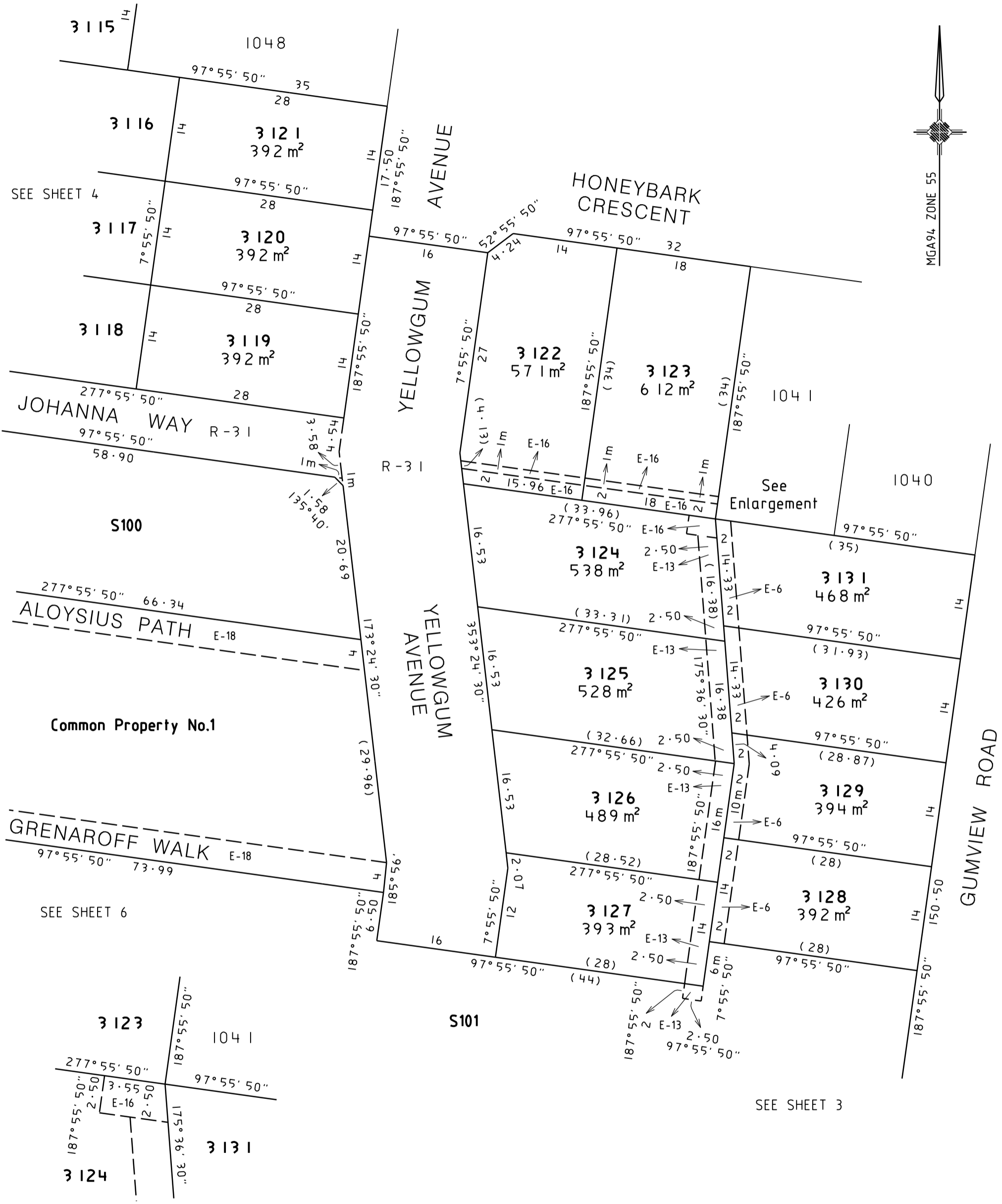
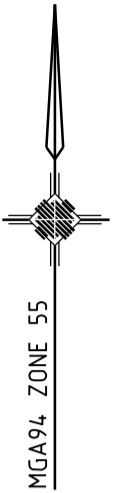


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SHEET 4

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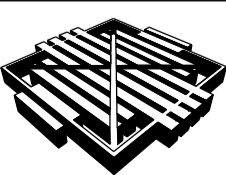


SEE SHEET 4

See Enlargement

SEE SHEET 3

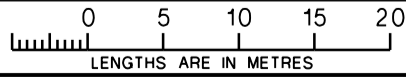
Enlargement
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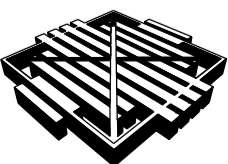
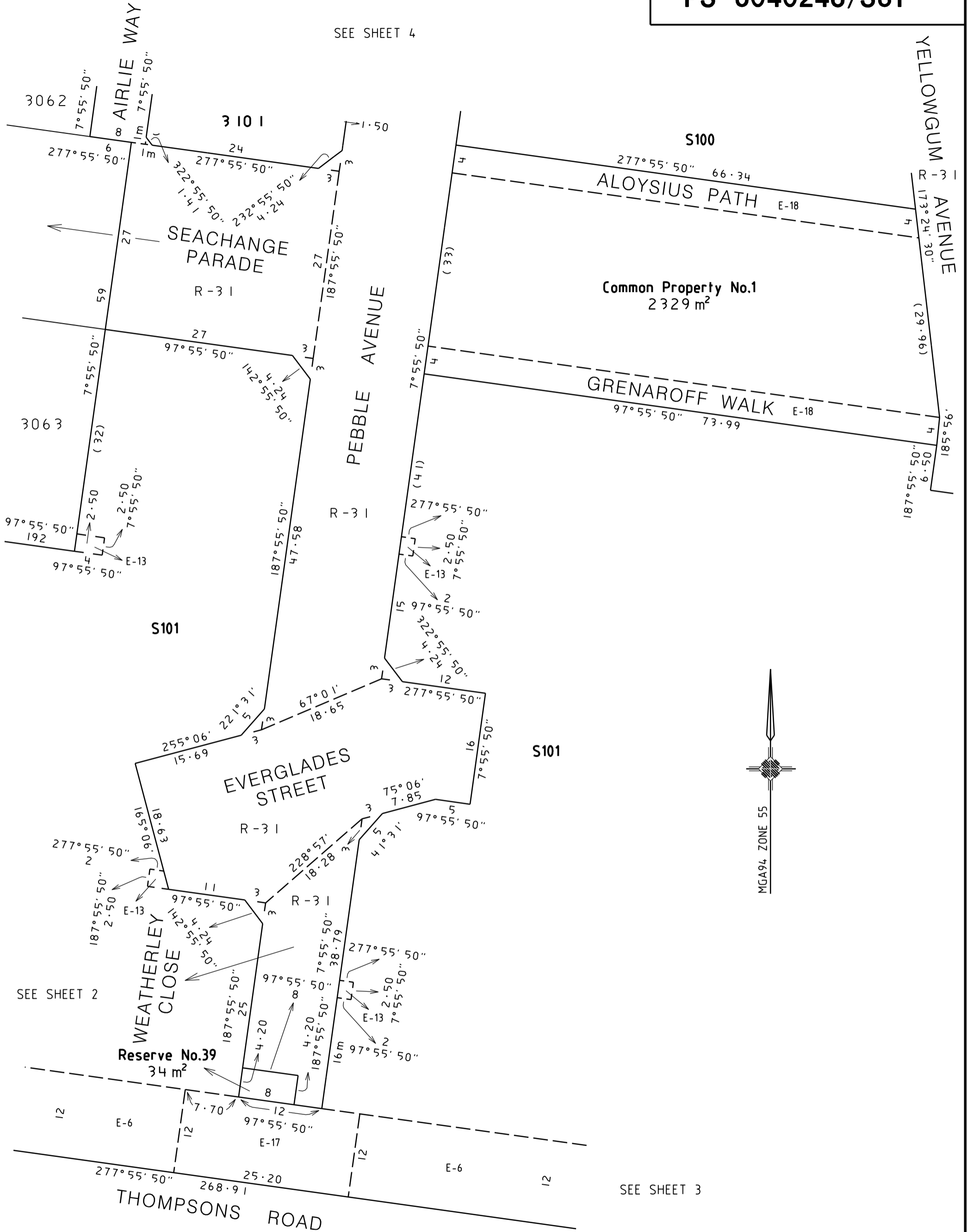
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SHEET 5

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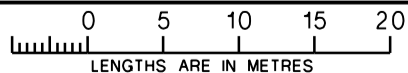
SEE SHEET 4



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SHEET 6

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SUBDIVISION ACT 1988
CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is to be created.

Land to benefit: Lots 3110 to 3131 (Both Inclusive)

Land to be burdened: Lots 3110 to 3131 (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 2025 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 Stephan P Kosa & Associates Pty Ltd, (email: dap@kosaarchitects.com.au) 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/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 with a floor area of less than:
- (A) 150 square metres in the case of a lot having an area of 500 square metres or greater; or
- (B) 110 square metres in the case of a lot having an area of less than 500 square metres, excluding terrace allotments.
- (C) 85 square metres in the case of terrace allotments as defined in the Design Guidelines.
- (For the purpose of calculating the floor area of a dwelling-house the area of the garages, pergolas or verandahs shall be excluded).
- (iv) 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, unless the building is two or more storeys and on a lot with an area between 250 and 300 square metres whereby the garage opening must not exceed 30% of the area of the front facade of the dwelling width the area of the front facade measured from a two dimensional elevation plan of the facade excluding the area of the roof of the dwelling; or
- (B) Which is sited closer to the Lot frontage than the dwelling or 5.0 metres which ever is the greater, except in the case for a lot that is identified on the building envelope with an alternative setback, whereby the garage must not be setback between 3.0 metres and 5.0 metres from the Lot frontage.



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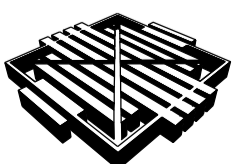
SHEET 7

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SPEAR Ref: S081939J

SUBDIVISION ACT 1988
CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is to be created (continued from Sheet 7):

- (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) Build or cause to be built or allow to be built, in the case of a lot less than 300 square metres any dwelling unless a specific planning permit for the said dwelling has been obtained from the City of Casey.
- (vii) Subdivide or cause to subdivide or allow to be subdivided the burdened land.
- (viii) 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.



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SHEET 8

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07/03/2017,
SPEAR Ref: S081939J

SUBDIVISION ACT 1988
CREATION OF RESTRICTION B

Upon registration of this plan the following restriction is to be created.

Land to benefit: Lots 3101 to 3109 (Both Inclusive)

Land to be burdened: Lots 3101 to 3109 (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 2025 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 Stephan P Kosa & Associates Pty Ltd, (email: dap@kosaarchitects.com.au) 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/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, in the case of a lot less than 300 square metres any dwelling unless a specific planning permit for the said dwelling has been obtained from the City of Casey.
- (iv) Subdivide or cause to subdivide or allow to be subdivided the burdened land.
- (v) 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.



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SHEET 9

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OWNERS CORPORATION SCHEDULE

LV use only
EDITION

Plan Number
PS 604024U/S31

Owners Corporation: 1

Plan no. P.S. 604024U/S31

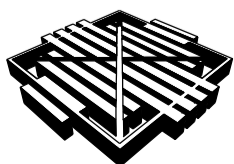
Land affected by Owners Corporation 1: Lots 101 to 190 (Both Inclusive), 201 to 299 (Both Inclusive), 301 to 370 (Both Inclusive), 401 to 465 (Both Inclusive), 501 to 543 (Both Inclusive), 601 to 639 (Both Inclusive) 700 to 781 (Both Inclusive), 801 to 873 (Both Inclusive), 901 to 960 (Both Inclusive), 1001 to 1048 (Both Inclusive), 1101 to 1132 (Both Inclusive), 1201 to 1217 (Both Inclusive), 1301 to 1399 (Both Inclusive), 13100 to 13106 (Both Inclusive), 1401 to 1403 (Both Inclusive), Lots 3001 to 3078 (Both Inclusive), S3, S4, S5, S25 and Common Property No.1 from Previous Stages and Lots 3101 to 3131 (Both Inclusive), S100, S101 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				
101 TO 190 & S3 TO S5 (Stage 1)	903	903	3001 TO 3078 (Stage 30)	780	780				
201 TO 299 (Stage 2)	990	990	3101	10	10				
			3102	10	10				
			3103	10	10				
			3104	10	10				
301 TO 370 (Stage 3)	700	700	3105	10	10				
			3106	10	10				
			3107	10	10				
401 TO 465 (Stage 4)	650	650	3108	10	10				
			3109	10	10				
			3110	10	10				
501 TO 543 (Stage 5)	430	430	3111	10	10				
			3112	10	10				
			3113	10	10				
601 TO 639 (Stage 6)	390	390	3114	10	10				
			3115	10	10				
			3116	10	10				
700 TO 781 (Stage 7)	820	820	3117	10	10				
			3118	10	10				
			3119	10	10				
801 TO 873 (Stage 8)	730	730	3120	10	10				
			3121	10	10				
			3122	10	10				
901 TO 960 (Stage 9)	600	600	3123	10	10				
			3124	10	10				
			3125	10	10				
1001 TO 1048 (Stage 10)	480	480	3126	10	10				
			3127	10	10				
			3128	10	10				
1101 TO 1132 (Stage 11)	320	320	3129	10	10				
			3130	10	10				
			3131	10	10				
1201 TO 1217 (Stage 12)	170	170	S100	1	1				
			S101	1	1				
1301 TO 1399 & 13100 TO 13106 (Stage 13)	1060	1060							
1401 TO 1403 (Stage 14)	30	30							
S25 (Stage 23)	1	1							
Total			Total	9366	9366				



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SHEET 1 OF 1 SHEETS

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