

PLAN OF SUBDIVISION

LV use only
EDITION

Plan Number
PS 604024U/S32

Location of Land
 Parish: Lyndhurst
 Township: —
 Section: —
 Crown Allotment: —
 Crown Portion: 21 (Part) & 22 (Part)
 Title Reference: Vol. 11864 Fol. 782
 Last Plan Reference: Lot S101 PS 604024U Stage 31
 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 5 784 000 GDA 94
 in plan)

Council Name: City of Casey

Vesting of Roads and/or Reserves

Identifier	Council/Body/Person
Roads R-32 Reserve No.40	City of Casey City of Casey

NOTATIONS

Lots 1 to 3200 (Both Inclusive) and S1 to S101 have been omitted from this stage.
 Lots 3201 to 3245 (Both Inclusive) are affected by Restrictive Covenants. Refer to Sheets 7 to 9.
 Lots on this Plan may be affected by one or more Owners Corporations.
Other Purpose of Plan:
 The easement for 'Drainage' purposes over Honeybark Crescent, Yellowgum Avenue and Reserve No. 41 created in PS 604024U Stage 31 in favour of City of Casey is removed by all interested parties upon registration of this plan.
 The easement for 'Sewerage' purposes over Luika Way created in PS 604024U Stage 31 in favour of South East Water Corporation is removed by 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.

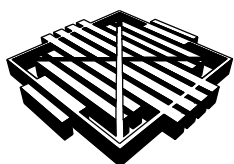
Staging This is/~~is not~~ a staged subdivision
 Planning Permit No. PlnA00358/15

Estate: MARRIOTT WATERS
Development No.: 32
No. of Lots: 45
Area: 1.842 ha
Melways: 129 D8

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-6 & E-16	Drainage	See Diag.	This Plan & PS 604024U Stage 30 & Stage 31	City of Casey
E-13 & E-16	Sewerage	See Diag.	This Plan & PS 604024U Stage 30 & Stage 31	South East Water Corporation
E-17	Supply of Electricity (through underground cable)	See Diag.	This Plan & PS 604024U Stage 31	Ausnet Electrical Services Pty Ltd
E-20	Party Wall	0.20	This Plan	Relevant abutting Lot on This Plan
E-21	Party Wall	0.14	This Plan	Relevant abutting Lot on This Plan



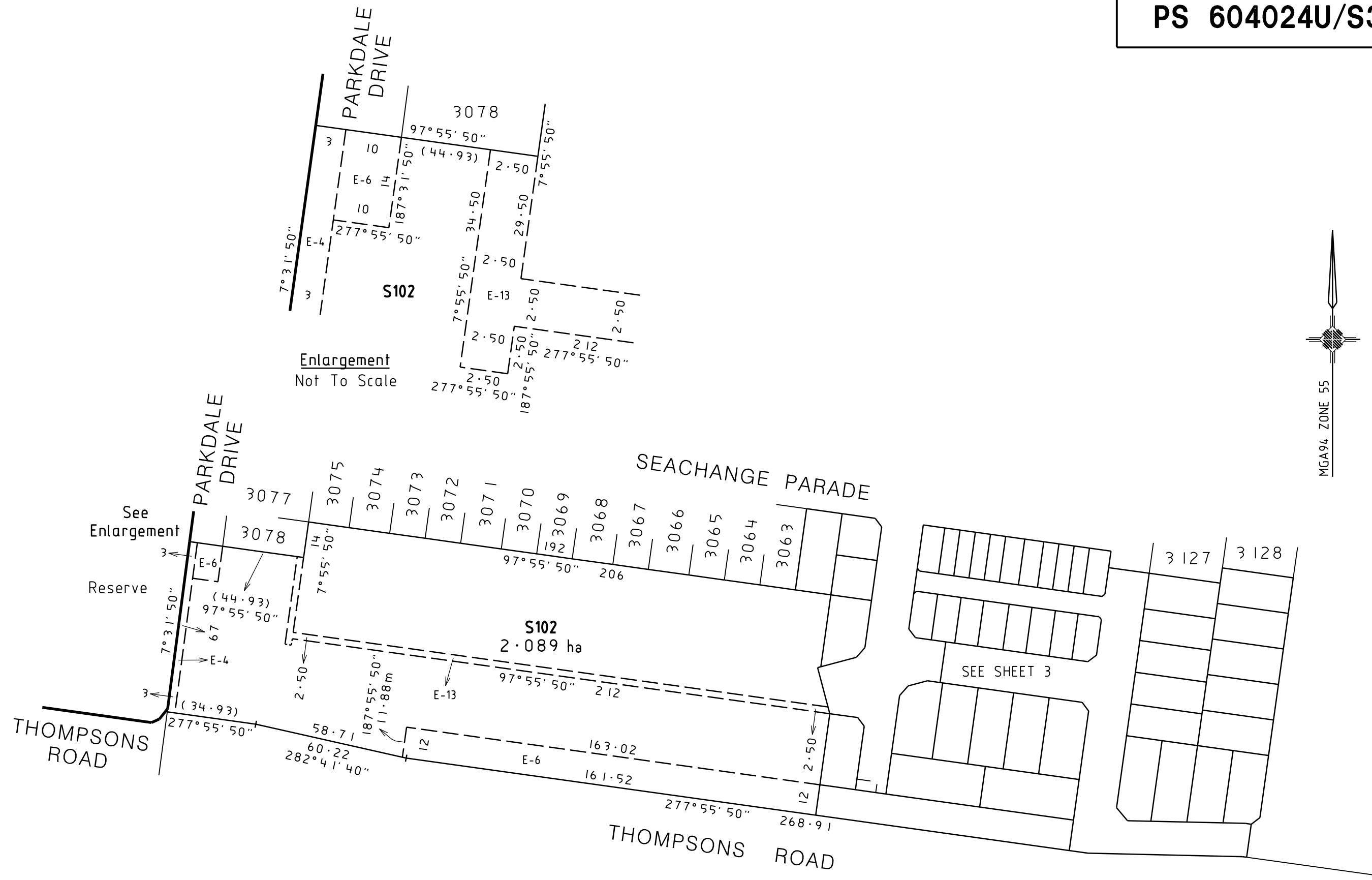
WATSONS
 URBAN DEVELOPMENT
 CONSULTANTS & MANAGERS
 5 MAIN ST. MORNINGTON PH. (03) 5975 4644.
 FAX (03) 5975 3916
 SUITE 4, LEVEL 5, 448 ST KILDA RD. MELBOURNE
 PH. (03) 9860 0300

REF 34830/Stg.32

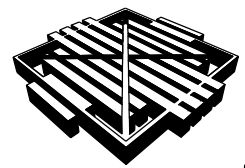
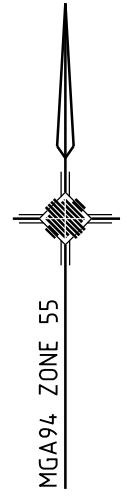
ORIGINAL SHEET
 SIZE A3

SHEET 1 OF 9 SHEETS

JONATHAN TREVOR NEATE, VERSION 9

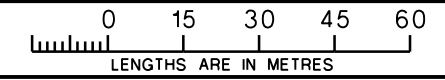


Enlargement
 Not To Scale



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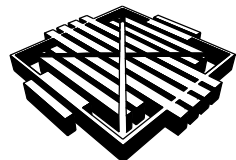
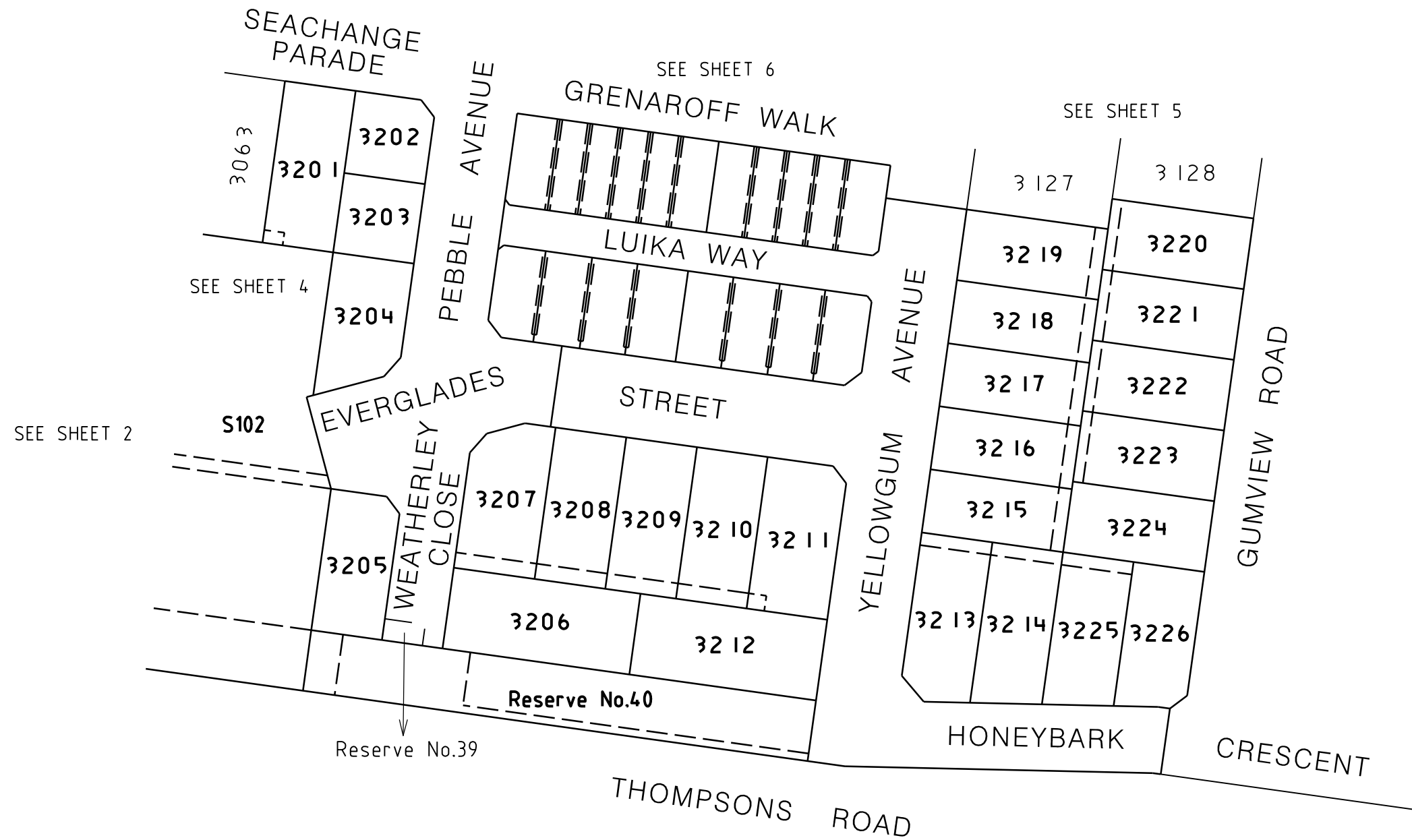
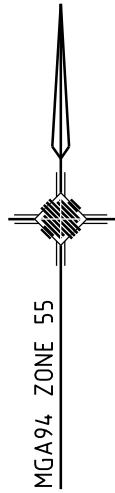
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ORIGINAL SHEET
 SIZE A3

SHEET 2

JONATHAN TREVOR NEATE, VERSION 9



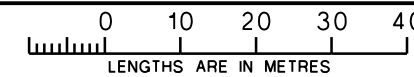
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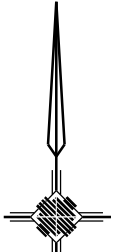
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ORIGINAL SHEET
SIZE A3

SHEET 3

JONATHAN TREVOR NEATE, VERSION 9



MGA94 ZONE 55

SEACHANGE PARADE

GRENAROFF WALK

PEBBLE AVENUE

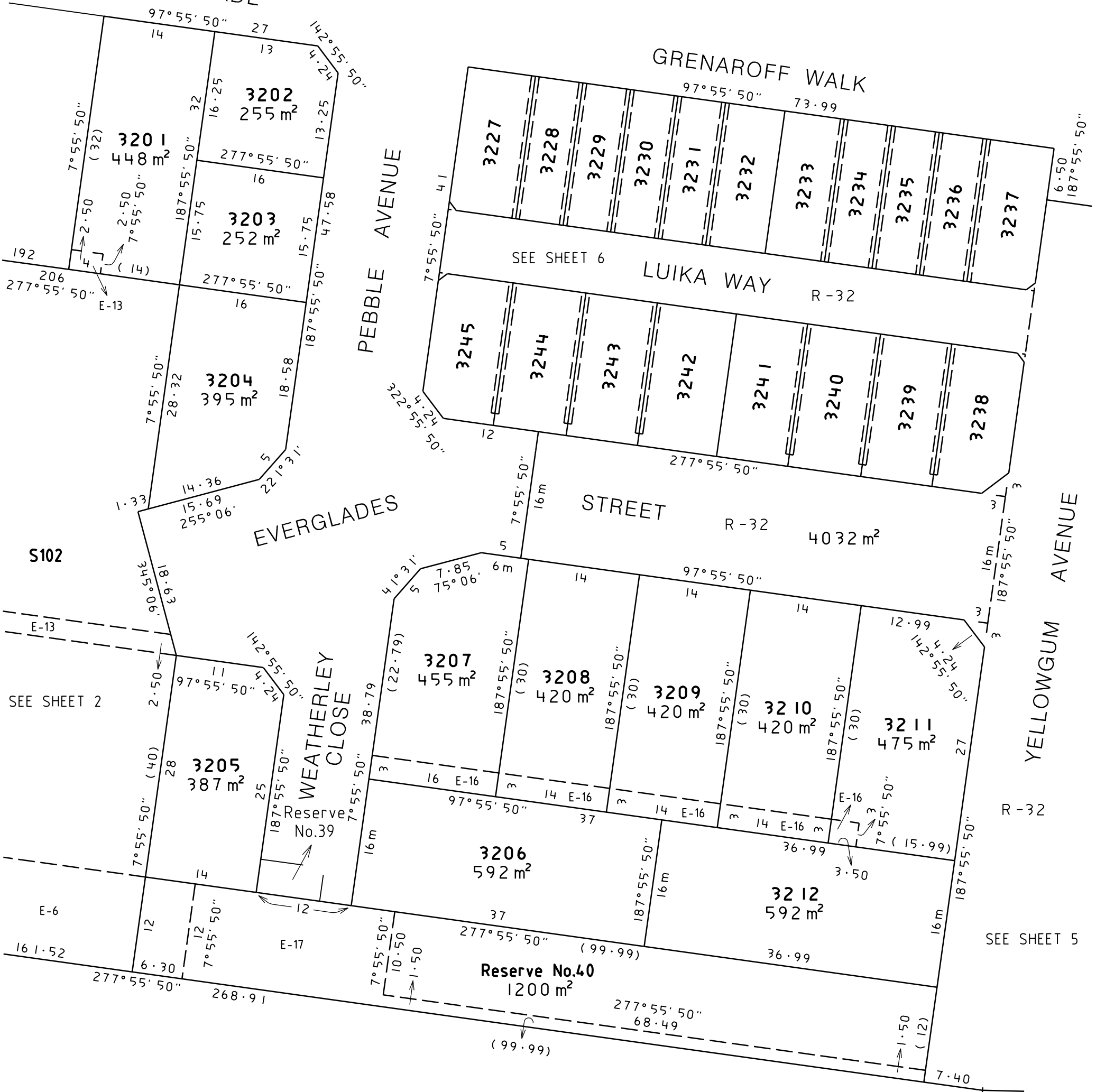
LUIKA WAY

EVERGLADES STREET

STREET

YELLOWGUM AVENUE

WEATHERLEY CLOSE



S102

SEE SHEET 2

SEE SHEET 6

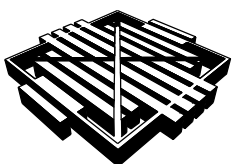
R-32

R-32

4032 m²

R-32

SEE SHEET 5



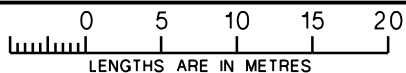
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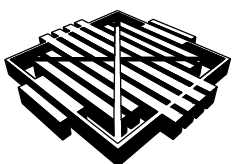
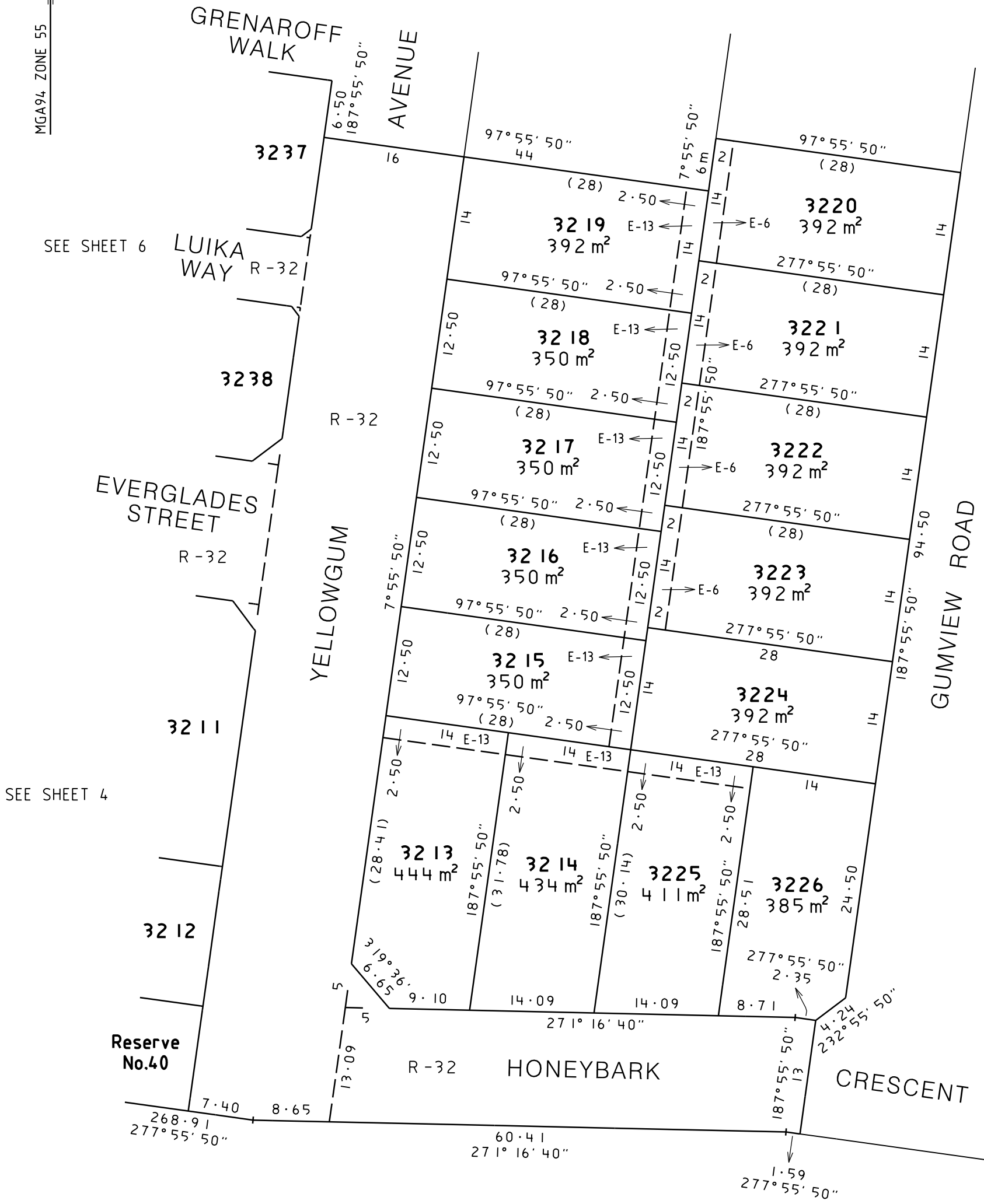
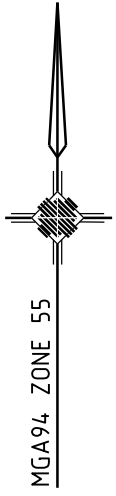
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ORIGINAL SHEET
SIZE A3

SHEET 4

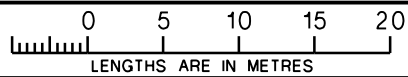
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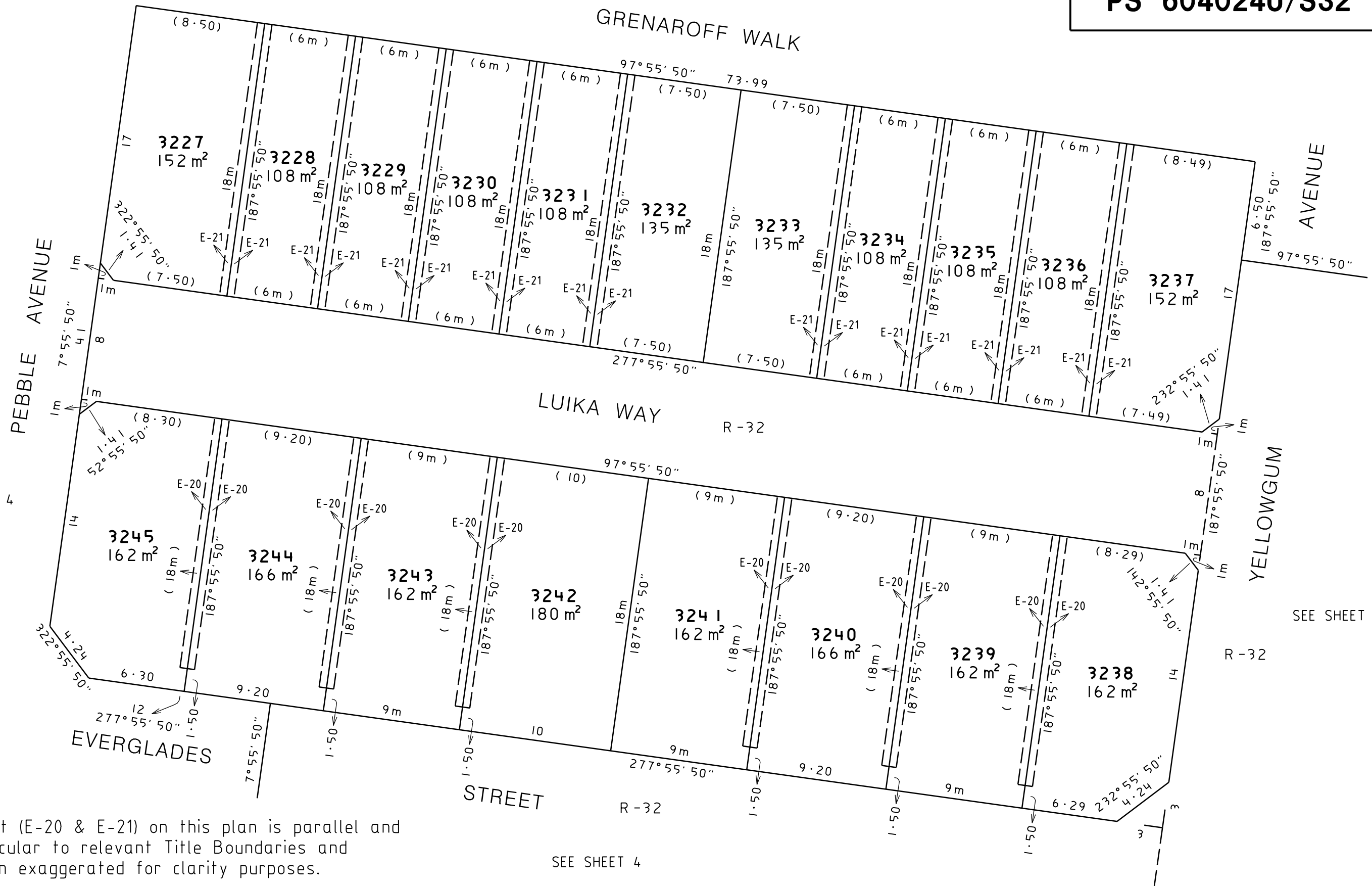
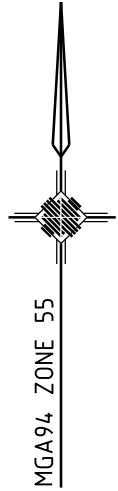
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ORIGINAL SHEET
SIZE A3

SHEET 5

JONATHAN TREVOR NEATE, VERSION 9

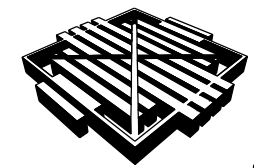


SEE SHEET 4

SEE SHEET 5

Note:
 Easement (E-20 & E-21) on this plan is parallel and perpendicular to relevant Title Boundaries and has been exaggerated for clarity purposes.

SEE SHEET 4



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SCALE
 1 : 250

 LENGTHS ARE IN METRES

ORIGINAL SHEET
 SIZE A3

SHEET 6

JONATHAN TREVOR NEATE, VERSION 9

SUBDIVISION ACT 1988
CREATION OF RESTRICTION A

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

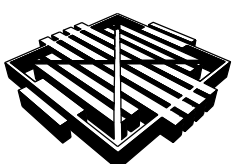
Land to benefit: Lots 3201 to 3226 (Both Inclusive)

Land to be burdened: Lots 3201 to 3226 (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;

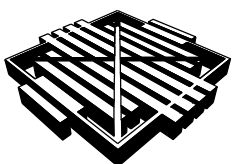
- (i) Build or cause to be built or allow to be built or allow to remain more than one private dwelling-house (which expression shall include a house, apartment, unit or flat);
- (ii) Build or cause to be built or allow to be built or allow to remain a dwelling-house or any other improvements, or carry 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.



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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JONATHAN TREVOR NEATE, VERSION 9

ORIGINAL SHEET
SIZE A3

SHEET 8

SUBDIVISION ACT 1988
CREATION OF RESTRICTION B

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

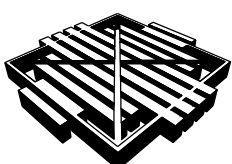
Land to benefit: Lots 3227 to 3245 (Both Inclusive)

Land to be burdened: Lots 3227 to 3245 (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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JONATHAN TREVOR NEATE, VERSION 9

ORIGINAL SHEET
SIZE A3

SHEET 9

OWNERS CORPORATION SCHEDULE

LV use only
EDITION

Plan Number
PS 604024U/S32

Owners Corporation: 1

Plan no. P.S.604024U/S32

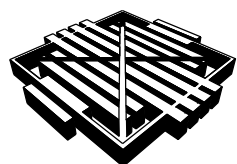
Land affected by Owners Corporation 1: Lots 101 to 190 (Both Inclusive), 201 to 299 (Both Inclusive), 301 to 370 (Both Inclusive), 401 to 465 (Both Inclusive), 501 to 543 (Both Inclusive), 601 to 639 (Both Inclusive) 700 to 781 (Both Inclusive), 801 to 873 (Both Inclusive), 901 to 960 (Both Inclusive), 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), Lots 3101 to 3141 (Both Inclusive), S3, S4, S5, S25 and Common Property No.1 from Previous Stages, and Lots 3201 to 3245 (Both Inclusive) and S102.

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	
101 TO 190 & S3 TO S5 (Stage 1)	903	903	3001 TO 3078 (Stage 30)	780	780	3237	10	10	
						3238	10	10	
						3239	10	10	
			3101 TO 3131 (Stage 31)	310	310	3240	10	10	
201 TO 299 (Stage 2)	990	990				3241	10	10	
						3242	10	10	
			3132 TO 3141 (Stage 31A)	100	100	3243	10	10	
301 TO 370 (Stage 3)	700	700				3244	10	10	
						3245	10	10	
						S102	1	1	
401 TO 465 (Stage 4)	650	650	3201	10	10				
			3202	10	10				
			3203	10	10				
			3204	10	10				
501 TO 543 (Stage 5)	430	430	3205	10	10				
			3206	10	10				
			3207	10	10				
601 TO 639 (Stage 6)	390	390	3208	10	10				
			3209	10	10				
			3210	10	10				
700 TO 781 (Stage 7)	820	820	3211	10	10				
			3212	10	10				
			3213	10	10				
801 TO 873 (Stage 8)	730	730	3214	10	10				
			3215	10	10				
			3216	10	10				
901 TO 960 (Stage 9)	600	600	3217	10	10				
			3218	10	10				
			3219	10	10				
1001 TO 1048 (Stage 10)	480	480	3220	10	10				
			3221	10	10				
			3222	10	10				
1101 TO 1132 (Stage 11)	320	320	3223	10	10				
			3224	10	10				
			3225	10	10				
1201 TO 1217 (Stage 12)	170	170	3226	10	10				
			3227	10	10				
			3228	10	10				
1301 TO 1399 & 13100 TO 13106 (Stage 13)	1060	1060	3229	10	10				
			3230	10	10				
			3231	10	10				
			3232	10	10				
1401 TO 1403 (Stage 14)	30	30	3233	10	10				
			3234	10	10				
			3235	10	10				
S25 (Stage 23)	1	1	3236	10	10				
Total			Total			Total	9915	9915	



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REF 34830/Stg.32

ORIGINAL SHEET
SIZE A3

SHEET 1 OF 1 SHEETS

JONATHAN TREVOR NEATE, VERSION 9