

PLAN OF SUBDIVISION	LV use only	Plan Number
	EDITION	PS 604024U/S33

Location of Land
Parish: Lyndhurst
Township: —
Section: —
Crown Allotment: —
Crown Portion: 21 (Part) & 22 (Part)
Title Reference: Vol. Fol.
Last Plan Reference: Lot S102 PS 604024U
Postal Address: 1005S Thompsons Road
(at time of subdivision) Lyndhurst 3975
MGA Co-ordinates: E 346 830 Zone: 55
(of approx. centre of land in plan) N 5 784 000 GDA 94

Council Name: City of Casey

Vesting of Roads and/or Reserves

Identifier	Council/Body/Person
Roads R-33	City of Casey
Reserve No.41	City of Casey

NOTATIONS

Lots 1 to 3300 (Both Inclusive) and S1 to S102 have been omitted from this stage.
Lots 3301 to 3321 (Both Inclusive) are affected by Restrictive Covenants. Refer to Sheets 5 and 6.
Lots on this Plan may be affected by one or more Owners Corporations
Other Purpose of Plan:
The easement for 'Drainage' purposes over Parkdale Drive created in PS 604024U Stage 30 in favour of City of Casey is removed by all interested parties upon registration of this plan.
The easement for 'Sewerage' purposes over Everglades Street created in PS 604024U Stage 32 in favour of South East Water Corporation is removed by all interested parties upon registration of this plan.
To remove part of the easement E-4 created in PS 604028L for the purpose of 'Carriageway' as shown on endorsed plan issued by City of Casey, Planning Permit PInA 00268/16.
Estate: MARRIOTT WATERS
Development No.: 33
No. of Lots: 21
Area: 1.399 ha
Melways: 129 C8

NOTATIONS

Depth Limitation : Does not apply.

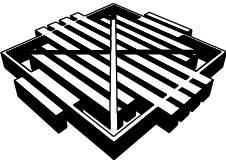
Survey This plan is/~~is not~~ based on survey BP 2273R.
This survey has been connected to Lyndhurst permanent marks nols) 39, 238, 727, 746 & 1257 in Proclaimed Survey Area No. 45.

Staging This is/~~is not~~ a staged subdivision
Planning Permit No. PInA00358/15

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-22	Drainage	See Diag.	This Plan, PS 604024U Stage 30 & Stage 31	City of Casey
E-13 & E-22	Sewerage	See Diag.	This Plan, PS 604024U Stage 30 & Stage 32	South East Water Corporation



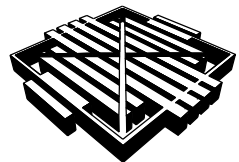
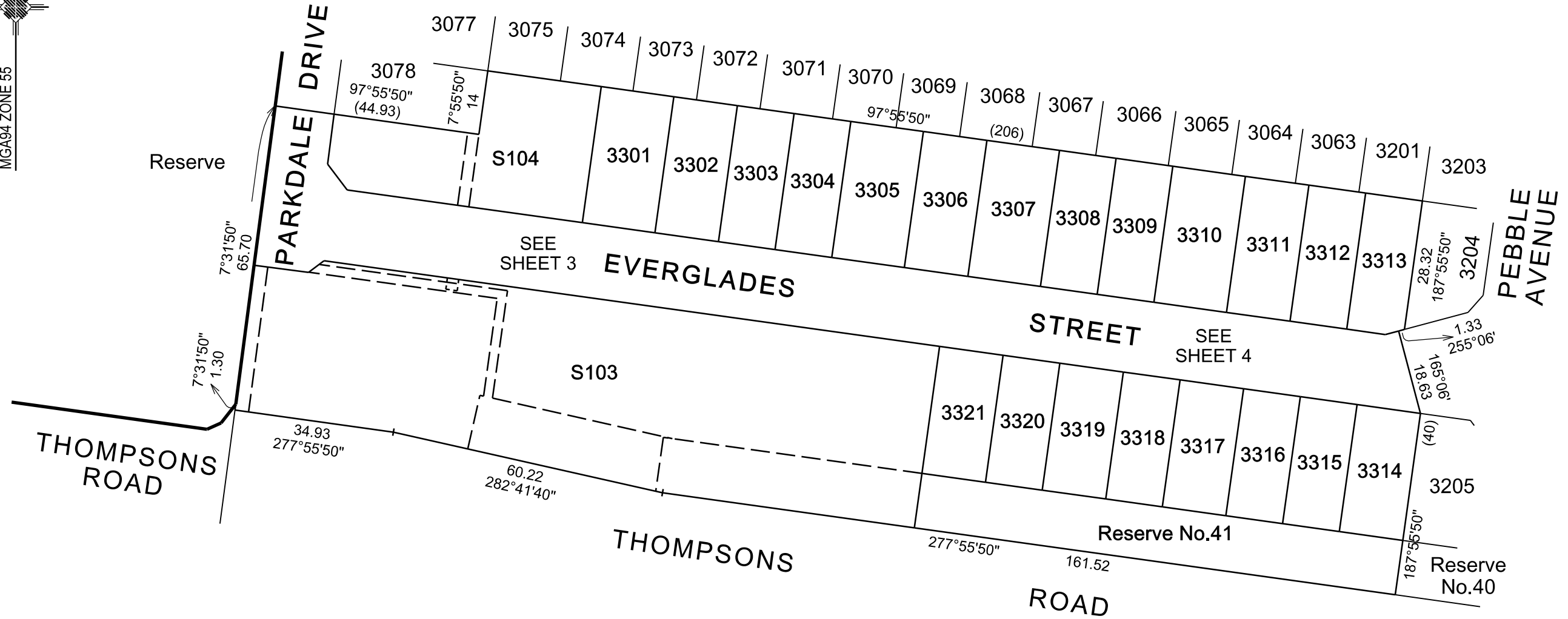
WATSONS
URBAN DEVELOPMENT
CONSULTANTS & MANAGERS
5 MAIN ST, MORNINGTON PH.(03) 5975 4644
SUITE 4, LEVEL 5, 448 ST KILDA RD, MELBOURNE
PH.(03) 9860 0300

REF 34830/Stg.33

JONATHAN TREVOR NEATE, VERSION 2

ORIGINAL SHEET
SIZE A3

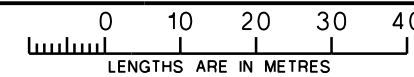
SHEET 1 OF 6 SHEETS



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SCALE
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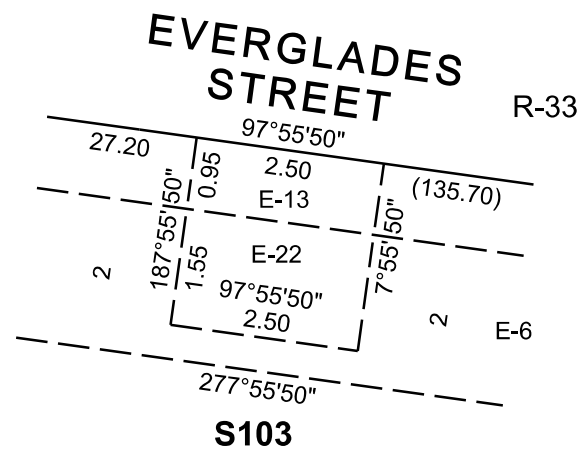


ORIGINAL SHEET
 SIZE A3

SHEET 2

JONATHAN TREVOR NEATE, VERSION 2

Enlargement
 Scale 1 : 100



Reserve

R-33

R-33

R-33

E-4

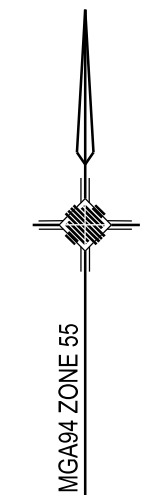
E-6

E-6

E-13

E-13

E-13

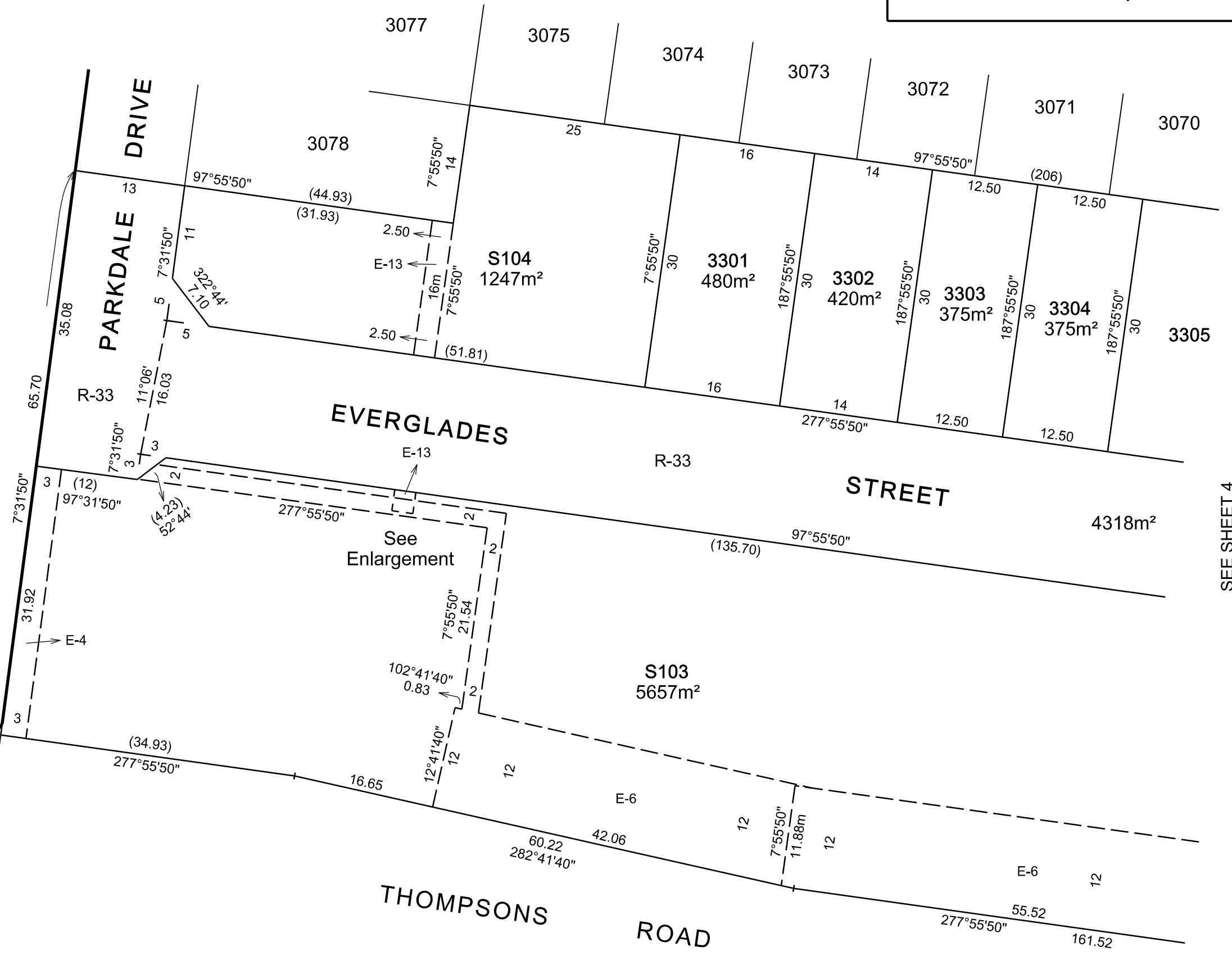


THOMPSONS ROAD

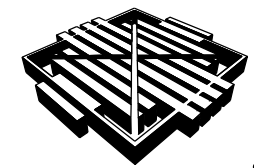
PARKDALE DRIVE

EVERGLADES STREET

THOMPSONS ROAD



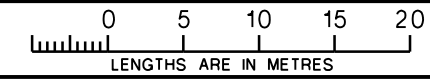
SEE SHEET 4



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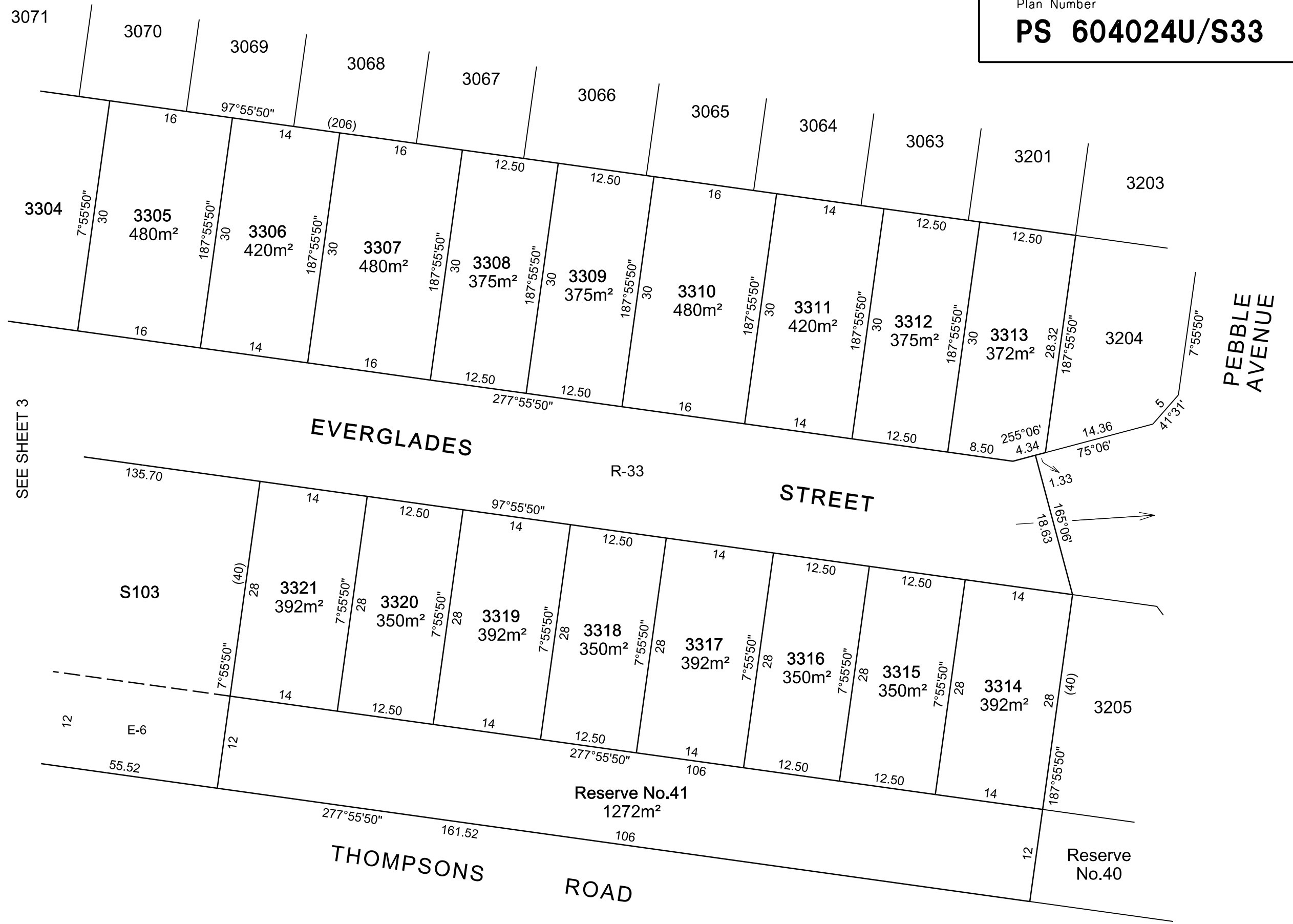
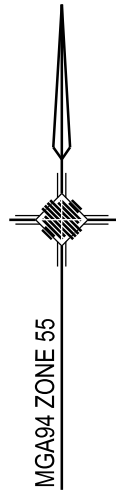
SCALE
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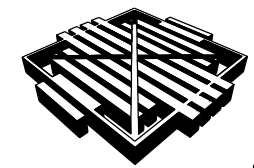
ORIGINAL SHEET
 SIZE A3

SHEET 3

JONATHAN TREVOR NEATE, VERSION 2



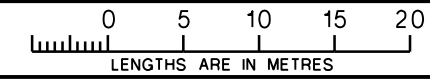
SEE SHEET 3



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SCALE
1 : 500



ORIGINAL SHEET
SIZE A3

SHEET 4

JONATHAN TREVOR NEATE, VERSION 2

SUBDIVISION ACT 1988
CREATION OF RESTRICTION A

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

Land to benefit: Lots 3301 to 3321 (Both Inclusive)

Land to be burdened: Lots 3301 to 3321 (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 with 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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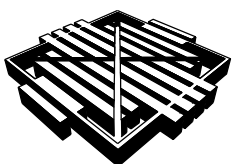
ORIGINAL SHEET
SIZE A3

SHEET 5

SUBDIVISION ACT 1988
CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is to be created (continued from Sheet 5):

- (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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ORIGINAL SHEET
SIZE A3

SHEET 6

JONATHAN TREVOR NEATE, VERSION 2

OWNERS CORPORATION SCHEDULE

PS604024U/S33

Owners Corporation No. 1 Plan No. PS604024U/S33

Land affected by Owners Corporation Lots: ALL LAND AFFECTED BY OWNERS CORPORATION 1 ON PREVIOUS STAGES OF THIS PLAN AND ALL OF THE LOTS IN THE TABLE BELOW

Common Property No.: 1

Limitations of Owners Corporation: UNLIMITED

Notations

Totals		
	Entitlement	Liability
This schedule	212	212
Previous stages	9914	9914
Overall Total	10126	10126

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
3301	10	10									
3302	10	10									
3303	10	10									
3304	10	10									
3305	10	10									
3306	10	10									
3307	10	10									
3308	10	10									
3309	10	10									
3310	10	10									
3311	10	10									
3312	10	10									
3313	10	10									
3314	10	10									
3315	10	10									
3316	10	10									
3317	10	10									
3318	10	10									
3319	10	10									
3320	10	10									
3321	10	10									
S103	1	1									
S104	1	1									