

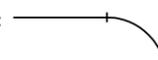
PLAN OF SUBDIVISION

LV use only
EDITION

Plan Number
PS 731973F

Location of Land
Parish: CRANBOURNE
Township: -
Section: -
Crown Allotment: -
Crown Portion: 18 (PART)
Title Reference: VOL FOL
Last Plan Reference: LOT U ON PS732031G
Postal Address: ELMSLIE DRIVE
(at time of subdivision) CRANBOURNE EAST 3977
MGA 94 Co-ordinates E 350 490 Zone: 55
(of approx. centre of land in plan) N 5 779 710

Council Name: CASEY CITY COUNCIL
Council Ref:

Vesting of Roads and/or Reserves		Notations	
Identifier	Council/Body/Person	Staging	
ROAD R1 RESERVE No.1	CASEY CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD (ABN 91 064 651 118)	This is is not a staged subdivision Planning Permit No. PInA00543/13	
		Depth Limitation Survey DOES NOT APPLY This plan is/ is not based on survey BP2495W This survey has been connected to permanent marks no(s) 89, 151, 163, 169, 179, 275 & NIRVANA PARK TRIG In Proclaimed Survey Area No. 52 TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 1200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN EASEMENTS E-8 TO E-14 (BOTH INCLUSIVE) AND E-1, E-3, E-5 & E-6 HAVE BEEN OMITTED FROM THIS PLAN AREA OF LAND SUBDIVIDED - 3.011ha	

Easement Information

Legend: E - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A - Appurtenant Easement
R - Encumbering Easement (Road)

Subject Land	Purpose	Width (metres)	Origin	Land Benefited/In Favour Of
E-2 E-2	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION
E-4 E-4	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS724889J PS724889J	CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION
E-7 E-7	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS731946J PS731946J	CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION
E-15 E-15	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS732031G PS732031G	CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION

LIVINGSTON - 12
47 LOTS

Bosco Jonson Pty Ltd
A.B.N 15 169 138 827
P.O. Box 5075, South Melbourne, Vic 3205
16 Eastern Road South Melbourne
Vic 3205 Australia
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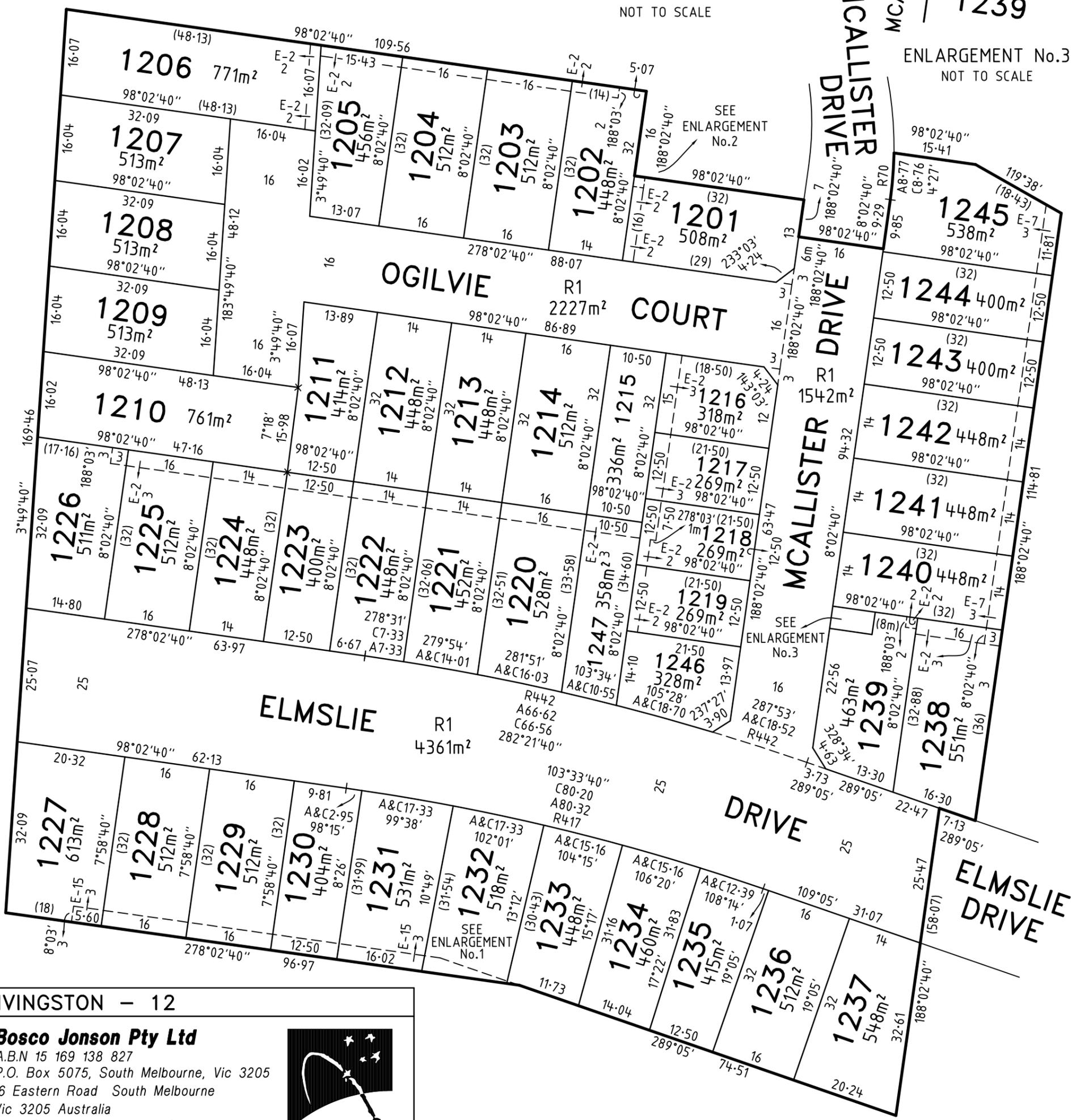
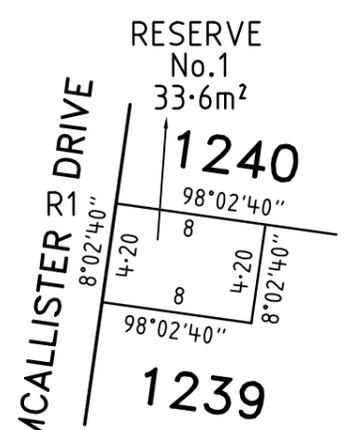
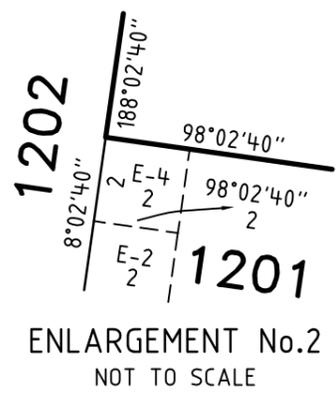
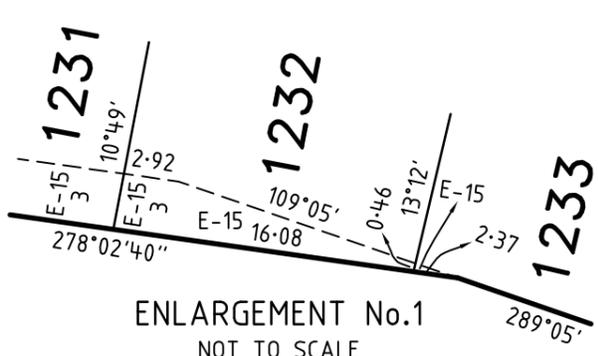
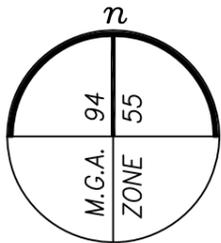
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DWG 2660512AL

Sheet 1 of 9 sheets
Original sheet size A3

PLAN OF SUBDIVISION

Plan Number

PS 731973F

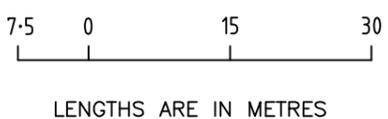


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ORIGINAL	SCALE
SCALE	SHEET SIZE
1:750	A3



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Sheet 2

PLAN OF SUBDIVISION

Plan Number
PS 731973F

CREATION OF RESTRICTION 1

The following restriction is to be created upon registration of Plan of Subdivision No. PS731973F by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Table of land burdened and land benefited:

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1201	1202
1202	1201, 1203
1203	1202, 1204
1204	1203, 1205
1205	1204, 1206
1206	1205, 1207
1207	1206, 1208
1208	1207, 1209
1209	1208, 1210
1210	1209, 1211, 1224, 1225, 1226
1211	1210, 1212, 1223
1212	1211, 1213, 1222
1213	1212, 1214, 1221
1214	1213, 1215, 1220
1215	1214, 1216, 1217, 1218, 1247
1220	1214, 1221, 1247
1221	1213, 1220, 1222
1222	1212, 1221, 1223
1223	1211, 1222, 1224
1224	1210, 1223, 1225
1225	1210, 1224, 1226

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1226	1210, 1225
1227	1228
1228	1227, 1229
1229	1228, 1230
1230	1229, 1231
1231	1230, 1232
1232	1231, 1233
1233	1232, 1234
1234	1233, 1235
1235	1234, 1236
1236	1235, 1237
1237	1236
1238	1239, 1240
1239	1238, 1240
1240	1238, 1239, 1241
1241	1240, 1242
1242	1241, 1243
1243	1242, 1244
1244	1243, 1245
1245	1244
1247	1215, 1218, 1219, 1220, 1246

DESCRIPTION OF RESTRICTION

RESTRICTION A

The registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

Buildings

- (a) build or allow to be built on a Lot more than one dwelling other than those Lots identified as a multi-dwelling Lot on the attached building envelope plans on sheet 7;
- (b) build or allow to be built a dwelling house which does not include fittings and connections to the South East Water recycled pipeline, as specified by South East Water, to allow toilet flushing and garden irrigation for any of the land contained in the Plan of Subdivision;
- (c) build or allow to be built a dwelling on a lot abutting reserves which does not have at least one habitable room window oriented towards the reserve at each level;

Building Envelopes

- (d) construct, erect or allow construction or erection of any dwelling or garage or any part of any dwelling or garage encroaching in whole or in part outside the building envelopes on sheet 7 unless it is:
 - (i) an encroachment by eaves, balconies, bay windows, open verandas, porticos or pergolas by no more than 1.5m into the front setback where that setback is greater than 4m;
 - (ii) an encroachment by eaves, balconies, bay windows, open verandas, porticos or pergolas by no more than 0.6m into the side setback.

Garage

- (e) except in the case of a lot with an area less than 250m² build or allow to be built any garage that has openings that occupy more than 40% of the width of the Lot frontage unless in the case of dwellings of two or more storeys on lots with a frontage width less than 12 metres whereby the garage openings must not exceed 25% of the area of the front facade of the dwelling, without further written consent from the Responsible Authority;
- (f) except in the case of a lot with an area less than 250m² build or allow to be built any garage that has setbacks of not less than 0.84m behind the front wall of the dwelling and a minimum of 5.5m from the street, without further written consent from the Responsible Authority;

Expiry

- (g) Restrictions (e) to (f) inclusive do not apply in the event that a planning permit has been granted by the Responsible Authority for the development of more than one dwelling on those Lots identified as a multi-dwelling Lot on the attached building envelope plans on sheet 7;

- (h) The restrictions specified in paragraphs (a) to (f) above (inclusive) shall cease to burden any Lot on the Plan of Subdivision from 10 years from the date of registration;

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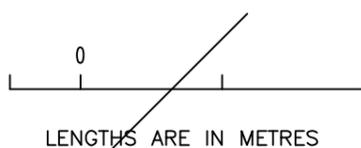


continued.

ORIGINAL

SCALE

SCALE SHEET SIZE
A3



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Sheet 3

PLAN OF SUBDIVISION

Plan Number

PS 731973F

CREATION OF RESTRICTION 1 (CONTINUED)

RESTRICTION B

Except with the written consent of Peet Cranbourne Central Syndicate Limited or in all other instances with the written consent of each and every registered proprietor of a benefiting Lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

Design Guidelines

- (a) build or allow to be built on the Lot any building other than a building that has been approved by Peet or the Livingston Design Review Panel in accordance with the Livingston Design Guidelines;
- (b) build or allow to be built a dwelling house which is not constructed:
 - (i) to face the primary street frontage;
 - (ii) with an entry which is visible from the primary street;
 - (iii) with an entry with direct access to the house from the primary street frontage;
 - (iv) with a covered entry feature visible from the street frontage;
 - (v) with a variety of material finishes (minimum of two) on the front facade, one of which must cover a minimum of 30% of the facade;
 - (vi) with materials incorporated into the front facade returning a minimum of 840mm along the sides of the house;
 - (vii) with window frame styles, colour and glazing complimenting the overall colour palette of the house;
 - (viii) with any windows on each storey on the front facade having matching head and sill heights;
 - (ix) with any security doors complimentary to the front facade design;
 - (x) with external lighting baffled to minimise light intrusion to adjoining neighbours;
 - (xi) cabled and equipped with optic fibre cabling in accordance with the NBN Co In-Home Wiring Guide or as otherwise specified by NBN Co from time to time;
 - (xii) with a roof of metal sheeting or roof tiles (which must complement the style of the dwelling house and match (or be very similar to) the approved colour scheme as listed in the Livingston Design Guidelines and, in the case of roof tiles, be low profile terra-cotta or concrete roof tiles or slates or shingles) and at a pitch not less than 22 degrees for a dwelling house;
 - (xiii) with gable ends (if any) which are contemporary and have no ornate decorations or period detail;
 - (xiv) where on an allotment with eaves, eaves of less than 450mm; and
 - (xv) where on a corner allotment, with a front facade designed to address both the primary and secondary street with a similar scheme;
- (c) build or allow to be built a dwelling house with an identical facade to another dwelling house, unless such dwelling house is separated by a minimum of three dwelling houses in each direction;
- (d) build or allow to be built a dwelling house which is of a period reproduction style;
- (e) build or allow to be built a dwelling house with a full face brick facade;
- (f) build or allow to be built a dwelling house containing tinted windows or any leadlight or stained glass features;
- (g) build or allow to be built a dwelling house, including outbuildings, with external antennas or satellite dishes that can be viewed from the street front;
- (h) on a corner allotment, build or allow to be built side boundary fencing of more than 60% of the boundary length of the secondary street or park frontage;
- (i) build or allow to be built a front fence;
- (j) on a corner allotment or a lot that has a secondary frontage to a park or reserve, build or allow to be built, side boundary fencing on the secondary frontage other than the Livingston Premium fencing as detailed in the Livingston Design Guidelines;
- (k) build or allow to be built, side and rear boundary fencing which is higher than 1.8m;
- (l) build or allow to be built side boundary fencing forward of the main front building line, except where the side boundary forms the rear boundary of an adjacent lot;
- (m) build or allow to be built return fencing which is higher than 1.8m or less than 840mm behind the principal building frontage;

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continued.

ORIGINAL	SCALE		Sheet 4
SCALE	<p>LENGTHS ARE IN METRES</p>	LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS SIGNATURE DIGITALLY SIGNED DATE / / REF 26605123 16/11/15 VERSION L DWG 2660512AL	

PLAN OF SUBDIVISION

Plan Number

PS 731973F

CREATION OF RESTRICTION 1 (CONTINUED)

- (n) build or allow to be built more than one driveway on a lot, which driveway must not:
 - (i) cover more than 40% of the overall area of the front yard;
 - (ii) be set less than 300mm off any side boundary;
 - (iii) be circular;
 - (iv) be built from any material other than pavers, exposed aggregate or coloured concrete;
 - (v) be a colour that does not compliment the building;
 - (vi) be constructed other than in accordance with specifications detailed by Casey City Council;
- (o) build or allow to be built a letterbox unless it is a low purpose built structure located forward of the dwelling house, compliments the building design and external colour scheme and is located and constructed to Australia Post standards;
- (p) build or allow to be built any retaining walls, other than retaining walls that are tapered to the natural topography and compliment the building design and external colour scheme;
- (q) build or allow to be built a dwelling house which does not, prior to occupation, have constructed at least one roofed and fully enclosed garage of a colour and style which compliments the overall design and external colour scheme of the dwelling house;
- (r) build or allow to be built a carport;
- (s) build or allow to be built any outbuildings more than 20m² in area or more than 2.5 metres in height or visible from the primary street frontage;
- (t) build or allow to be built any outbuildings the design of which is not consistent with the design, colour and material selection of the dwelling house;
- (u) build or allow to be built any meter enclosures other than where the location, design and colour is complimentary to the overall design of the dwelling house;
- (v) build or allow to be built a dwelling house where any exposed plumbing or electrical services are visible from the street;
- (w) commence, carry out, erect, construct or alter any development on the lot without applicable plans and specifications (including finishes schedules) being first prepared and submitted to and approved by Peet and then only in compliance with any condition (consistent with any restrictions effecting the lot) imposed by Peet in respect of that approval;
- (x) allow sheets, blankets or similar materials for which window furnishing is not their primary use, after three months of occupancy;
- (y) allow any plant or machinery or any recreation vehicle or commercial motor vehicle, (including without limitation a caravan, boat, box trailer, boat trailer, and car trailer but excluding motor cycle, motor car, motor station wagon or utility or four wheel drive car registered for use on a highway) to be left or parked on the street or on the lot between the building line and the front boundary or on the nature strip or footpath (unless left or parked on the designated driveway or where left or parked during the normal course of business by visiting tradesperson);
- (z) erect, permit or allow to be erected or to remain erected on the lot any advertisement, hoarding, sign or similar structure and will not permit the lot or any building or buildings constructed thereon to be used for the display of any advertisement, sign or notice provided that this restriction shall not prevent the erection of a signboard that the lot is for sale and shall not prevent the display of the nameplate or light of any medical practitioner, dentist, legal practitioner or other such professional trade or business nameplate;
- (aa) allow any building materials to be delivered or stored on the nature strip or anywhere else outside the title boundary of the lot upon which the dwelling house is being constructed and allow any rubbish to remain unsecured on the lot;

Single and Double Storey Construction

- (bb) build or allow to be built on the Lot any building with a rise of any number of levels other than in accordance with the building envelope plans shown in the Schedule on sheet 7;

Garage

- (cc) build or allow to built any garage with roller doors or any garage doors other than panel lift, sectional overhead or tilt doors;

Design Plans

- (dd) enter into any unconditional domestic building contract with a Builder, commence, carry out, erect, construct, permit or alter any development on the Lot without the applicable plans and specifications (including floor plans and elevations and finishes schedules) being first prepared and submitted to and approved by Livingston and then only in compliance with any condition (consistent with any restrictions affecting the Lot) imposed by Livingston in respect of that approval;

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continued.

ORIGINAL		SCALE		Sheet 5	
SCALE	SHEET SIZE	<p>LENGTHS ARE IN METRES</p>		LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS	
	A3	SIGNATURE	DIGITALLY SIGNED	DATE	/ /
		REF 26605123	16/11/15	VERSION	L
		DWG 2660512AL			

PLAN OF SUBDIVISION

Plan Number

PS 731973F

CREATION OF RESTRICTION 1 (CONTINUED)

Expiry

(ee) The restrictions specified in paragraphs (a) to (dd) above (inclusive) shall cease to burden any Lot on the Plan of Subdivision with effect from 31/12/2019;

For the purposes of this restriction "Peet" means Peet Cranbourne Central Syndicate Limited ABN: 58 115 141 056 or any of its related bodies corporate or associated entities within the meaning of the Corporations Act 2001.

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ORIGINAL

SCALE

SCALE

SHEET
SIZE

A3



LENGTHS ARE IN METRES

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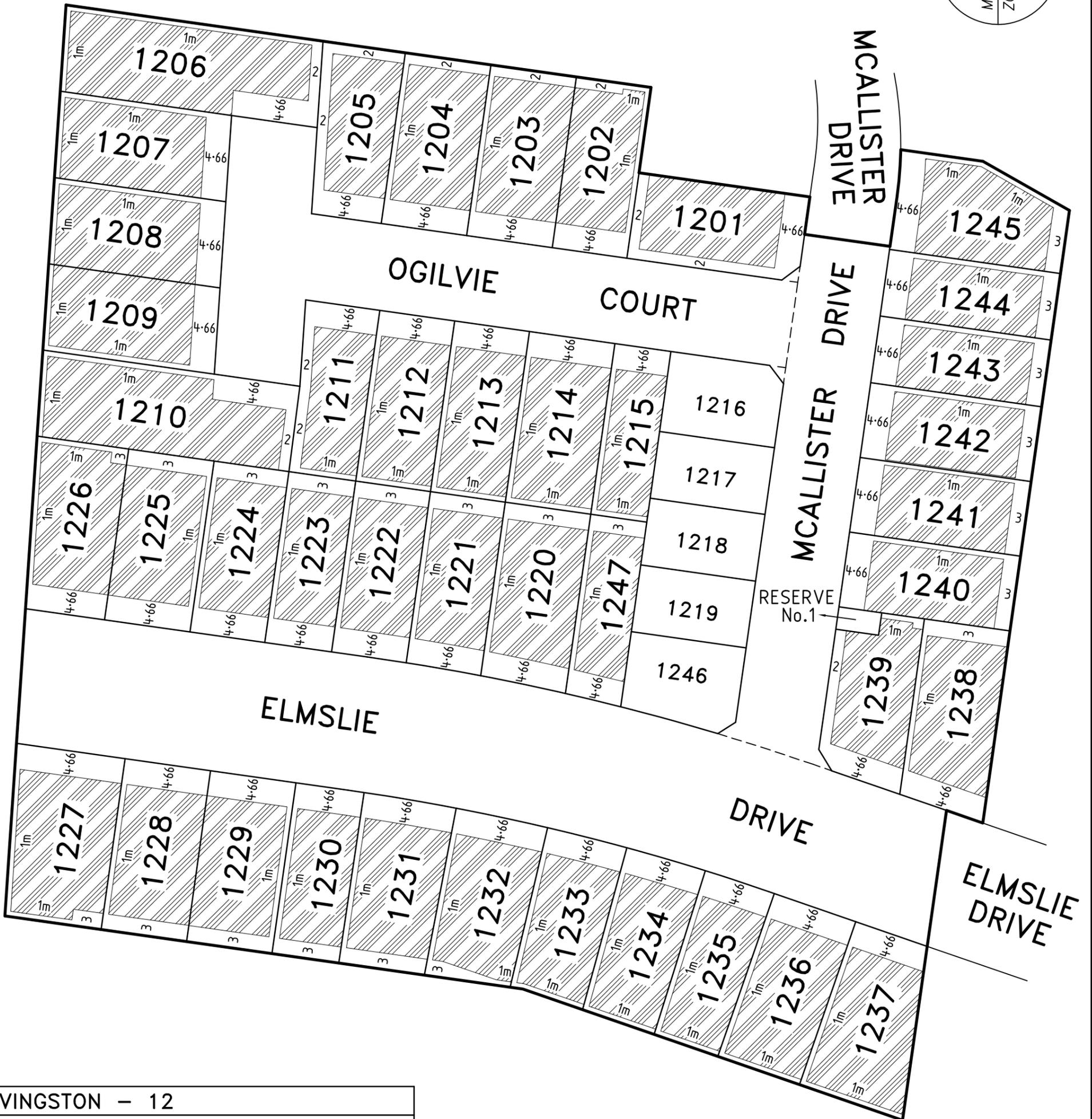
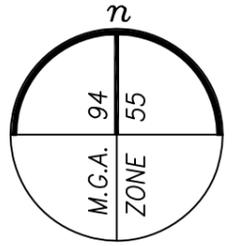
Sheet 6

PLAN OF SUBDIVISION

Plan Number

PS 731973F

CREATION OF RESTRICTION 1
SCHEDULE



LIVINGSTON - 12

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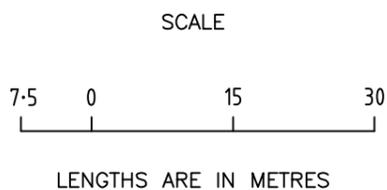
LEGEND

Building Envelope - Single or Double Storey dwelling permitted

NOTE

THE BUILDING ENVELOPES OF LOTS 1202, 1226, 1227, 1232 AND 1239 ARE PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 3

ORIGINAL
SCALE
1:750
SHEET SIZE
A3



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Sheet 7

PLAN OF SUBDIVISION

Plan Number

PS 731973F

CREATION OF RESTRICTION 2

The following restriction is to be created upon registration of Plan of Subdivision No. PS731973F by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Table of land burdened and land benefited:

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1216	1215, 1217
1217	1215, 1216, 1218
1218	1215, 1217, 1219, 1247
1219	1218, 1246, 1247
1246	1219, 1247

DESCRIPTION OF RESTRICTION

RESTRICTION C

Except with the written consent of Peet Cranbourne Central Syndicate Limited and in all other instances with the written consent of each and every registered proprietor of a benefiting Lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

Design Guidelines

- (a) build or allow to be built on the Lot any building other than a building that has been approved by Peet or the Livingston Design Review Panel in accordance with the Livingston Design Guidelines.

Building Envelopes

- (b) except with the written consent of the Casey City Council, construct, erect or allow construction or erection of any dwelling or garage or any part of any dwelling or garage encroaching in whole or in part outside the area indicated by the building envelopes as shown on the Building Envelope Plan at sheet 9 on PS731973F of the Plan of Subdivision unless it is an encroachment by eaves, balconies, bay windows, open verandas, porches, porticos or pergolas by no more than 1.5 metres into the front setback to a maximum height of 6.9 metres and by no more than 1.0 metre into the side setback to a maximum height of 6.9 metres.

Design Plans

- (c) build or allow to be built any building with a height exceeding 9 metres unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 7.5 degrees or more, in which case the maximum building height should not exceed 10 metres.
- (d) build or allow to be built a garage and/or carport which is set back between 3 metres and 5 metres of the front boundary.
- (e) build or allow to be built a dwelling with a private open space area of less than 25 square metres and a width of less than 3 metres to the side or rear of the dwelling.
- (f) build or allow to be built a dwelling house together with the usual outbuildings which exceed total site coverage of 70 percent.
- (g) enter into any unconditional domestic building contract with a Builder, commence, carry out, erect, construct, permit or alter any development on the Lot without the applicable plans and specifications (including floor plans and elevations and finishes schedules) being first prepared and submitted to and approved by Livingston and then only in compliance with any condition (consistent with any restrictions affecting the Lot) imposed by Livingston in respect of that approval.

Expiry

- (h) the restriction in paragraph b) shall cease to burden any lot on the Plan of Subdivision with effect from 10 years from the date of registration;
- (i) the restrictions in paragraphs a), c), d), e) and f) shall cease to burden any Lot on the Plan of Subdivision with effect from 31/12/2019.

For the purposes of this restriction "Peet" means Peet Cranbourne Central Syndicate Limited ABN: 58 115 141 056 or any of its related bodies corporate or associated entities within the meaning of the Corporations Act 2001.

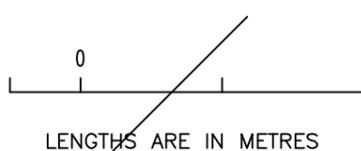
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ORIGINAL

SCALE

SCALE
SHEET
SIZE
A3

Sheet 8

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SIGNATURE DIGITALLY SIGNED DATE / /

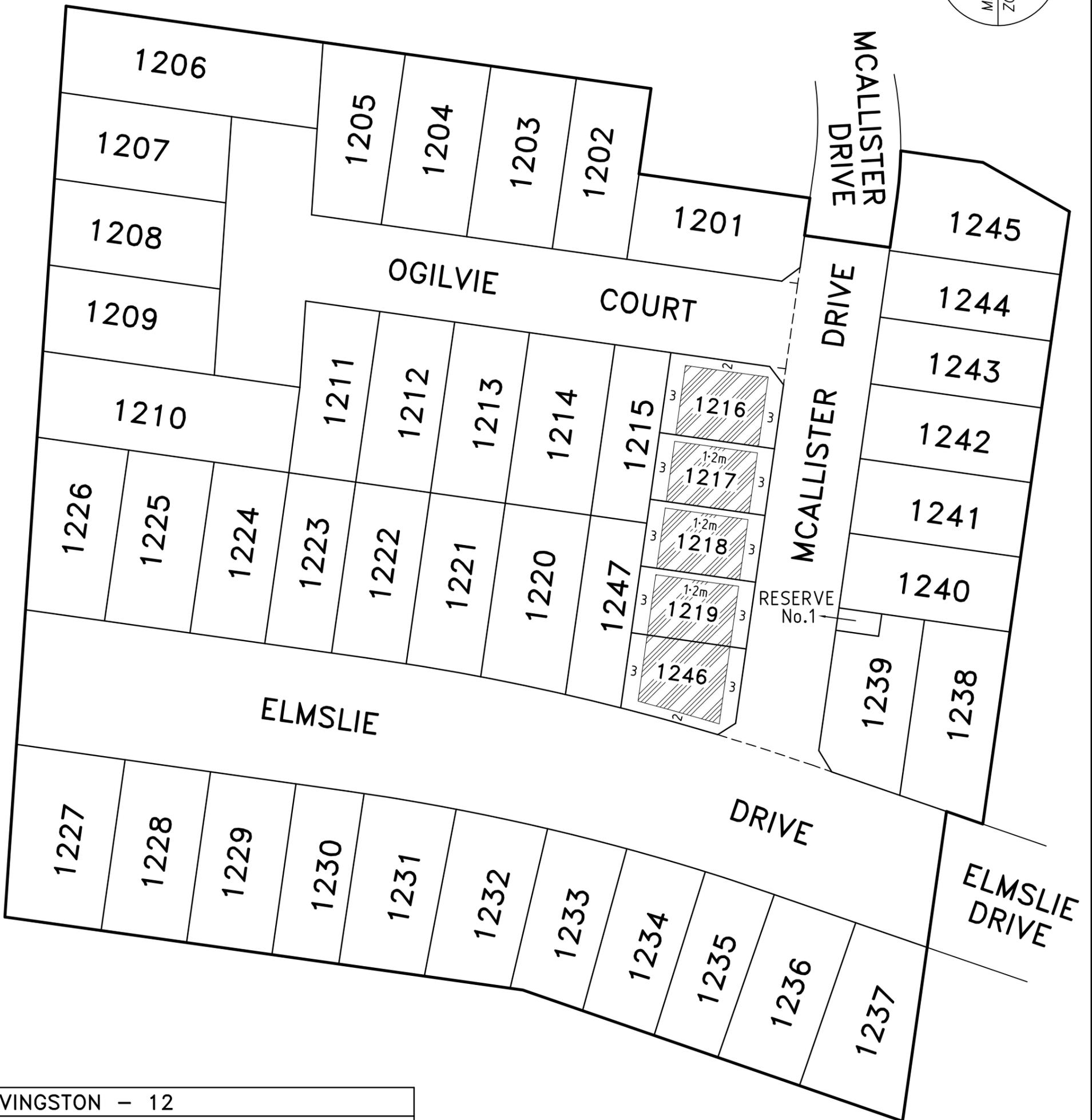
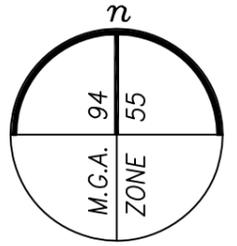
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DWG 2660512AL

PLAN OF SUBDIVISION

Plan Number

PS 731973F

CREATION OF RESTRICTION 2
SCHEDULE



LIVINGSTON - 12

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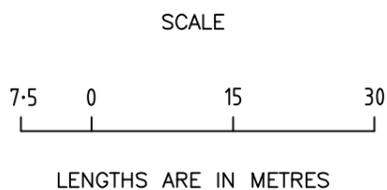
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LEGEND

Building Envelope - Single or Double Storey dwelling permitted

ORIGINAL
SCALE
1:750
SHEET SIZE
A3



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REF 26605123 16/11/15 VERSION L
DWG 2660512AL

Sheet 9