

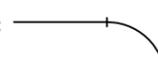
PLAN OF SUBDIVISION

LV use only
EDITION

Plan Number
PS 732031G

Location of Land
Parish: CRANBOURNE
Township: -
Section: -
Crown Allotment: -
Crown Portion: 18 (PART)
Title Reference: VOL 11621 FOL 571
Last Plan Reference: LOT M ON PS731946J
Postal Address: PARKHURST DRIVE
(at time of subdivision) CRANBOURNE EAST 3977
MGA 94 Co-ordinates E 350 740 Zone: 55
(of approx. centre of land in plan) N 5 779 370

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. PlnA00543/13	
<p><u>OTHER PURPOSE OF PLAN</u> TO REMOVE THE WHOLE OF EASEMENT E-14 AND THOSE PARTS OF EASEMENTS E-8, E-10 AND E-11 ON PS731946J NOW CONTAINED IN PARKHURST DRIVE AND LANGSIDE GROVE ON THIS PLAN.</p> <p><u>GROUND FOR REMOVAL OF EASEMENTS</u> AGREEMENT BY ALL INTERESTED PARTIES.</p>		<p>Depth Limitation DOES NOT APPLY Survey 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: </p> <p>LOTS 1 TO 1300, A TO Q AND S (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN EASEMENTS E-2, E-9, E-14, E-16 AND E-17 HAVE BEEN OMITTED FROM THIS PLAN AREA OF LAND SUBDIVIDED (EXCLUDING LOTS R AND U) - 5.916ha</p>	

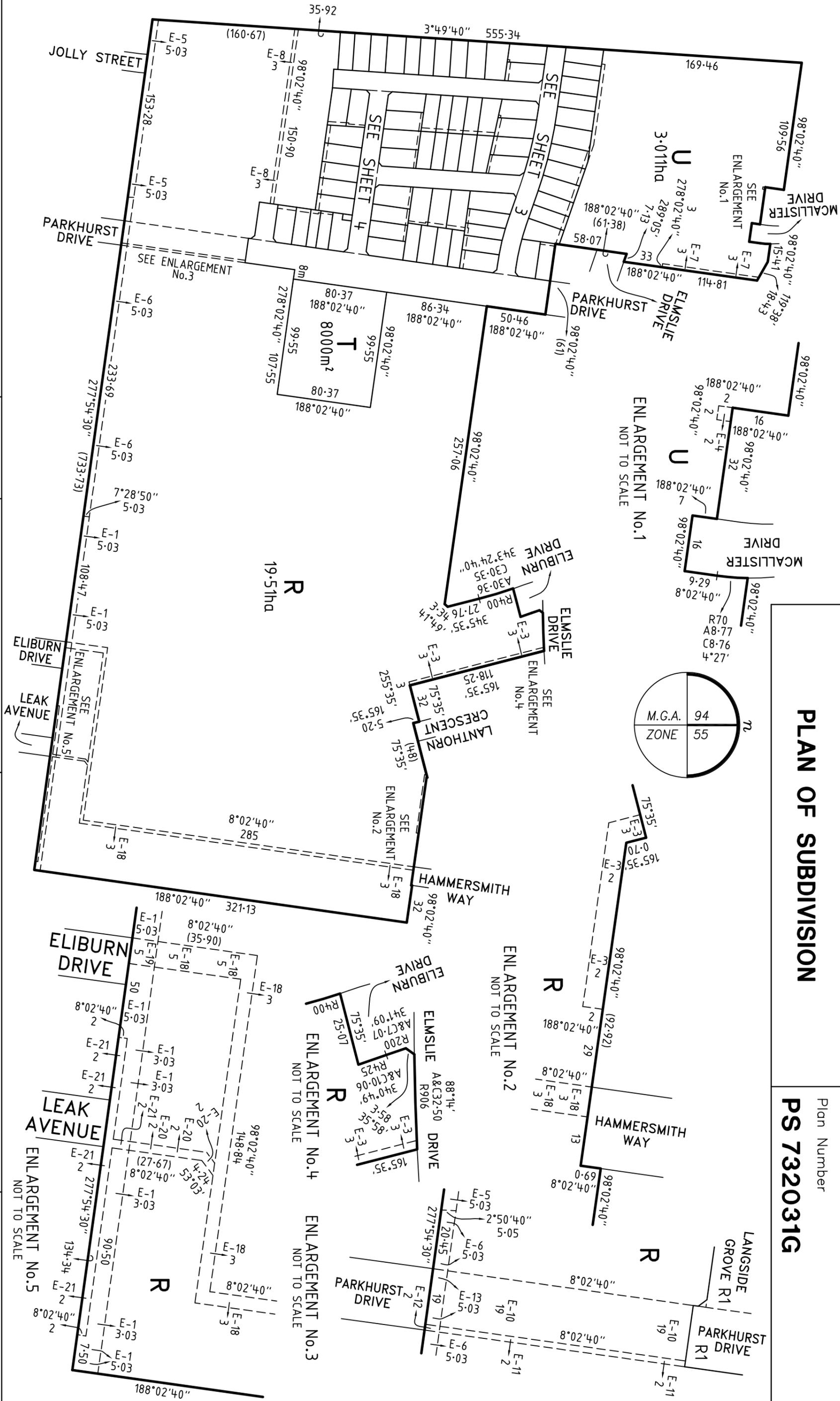
Easement Information

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-1	DRAINAGE	SEE DIAG	LP66909	LOTS ON LP66909	
E-3	DRAINAGE	SEE DIAG	PS721475E	CASEY CITY COUNCIL	
E-3	SEWERAGE	SEE DIAG	PS721475E	SOUTH EAST WATER CORPORATION	
E-4	DRAINAGE	SEE DIAG	PS724889J	CASEY CITY COUNCIL	
E-4	SEWERAGE	SEE DIAG	PS724889J	SOUTH EAST WATER CORPORATION	
E-5	DRAINAGE	SEE DIAG	LP77145	LOTS ON LP77145	
E-6	DRAINAGE	SEE DIAG	LP66909	LOTS ON LP66909	
E-6	DRAINAGE	SEE DIAG	LP77145	LOTS ON LP77145	
E-7	DRAINAGE	SEE DIAG	PS731946J	CASEY CITY COUNCIL	
E-7	SEWERAGE	SEE DIAG	PS731946J	SOUTH EAST WATER CORPORATION	
E-8	SEWERAGE	SEE DIAG	C/E AJ863799G	SOUTH EAST WATER CORPORATION	
E-10	SUPPLY OF WATER BY PIPELINE	SEE DIAG	PS711385M	SOUTH EAST WATER CORPORATION	
E-10	SUPPLY OF GAS	SEE DIAG	PS711385M	VIC GAS DISTRIBUTION PTY LTD	
E-11	SEWERAGE	SEE DIAG	C/E AK307490L	SOUTH EAST WATER CORPORATION	
E-11	SUPPLY OF WATER BY PIPELINE	SEE DIAG	PS711385M	SOUTH EAST WATER CORPORATION	
E-11	SUPPLY OF GAS	SEE DIAG	PS711385M	VIC GAS DISTRIBUTION PTY LTD	
E-12	SEWERAGE	SEE DIAG	C/E AK307490L	SOUTH EAST WATER CORPORATION	
E-12	DRAINAGE	SEE DIAG	LP66909	LOTS ON LP66909	
E-12	DRAINAGE	SEE DIAG	LP77145	LOTS ON LP77145	
E-12	SUPPLY OF WATER BY PIPELINE	SEE DIAG	PS711385M	SOUTH EAST WATER CORPORATION	
E-12	SUPPLY OF GAS	SEE DIAG	PS711385M	VIC GAS DISTRIBUTION PTY LTD	
E-13	SUPPLY OF WATER BY PIPELINE	SEE DIAG	PS711385M	SOUTH EAST WATER CORPORATION	
E-13	DRAINAGE	SEE DIAG	LP66909	LOTS ON LP66909	
E-13	DRAINAGE	SEE DIAG	LP77145	LOTS ON LP77145	
E-13	SUPPLY OF GAS	SEE DIAG	PS711385M	VIC GAS DISTRIBUTION PTY LTD	
E-15	DRAINAGE	SEE DIAG	THIS PLAN	CASEY CITY COUNCIL	
E-15	SEWERAGE	SEE DIAG	THIS PLAN	SOUTH EAST WATER CORPORATION	
E-18	SEWERAGE	SEE DIAG	C/E AL956229R	SOUTH EAST WATER CORPORATION	
E-19	DRAINAGE	SEE DIAG	LP66909	LOTS ON LP66909	
E-19	SEWERAGE	SEE DIAG	C/E AL956229R	SOUTH EAST WATER CORPORATION	
E-20	SEWERAGE	SEE DIAG	C/E	SOUTH EAST WATER CORPORATION	
E-21	DRAINAGE	SEE DIAG	LP66909	LOTS ON LP66909	
E-21	SEWERAGE	SEE DIAG	C/E	SOUTH EAST WATER CORPORATION	

<p>LIVINGSTON - 13 72 LOTS AND BALANCE LOTS R, T & U</p> <p>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 Tel 03) 9699 1400 Fax 03) 9699 5992</p> 	<p>LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS</p> <p>SIGNATURE DIGITALLY SIGNED DATE / /</p> <p>REF 26605133 14/12/15 VERSION L</p> <p>DWG 2660513AL</p>	<p>Sheet 1 of 10 sheets</p> <p>Original sheet size A3</p>
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PLAN OF SUBDIVISION

Plan Number
PS 732031G

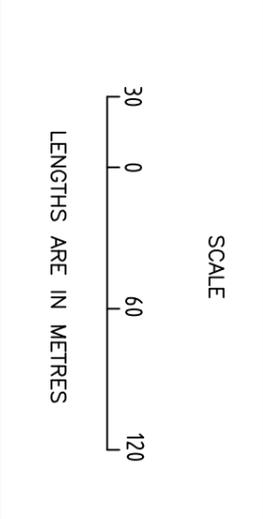


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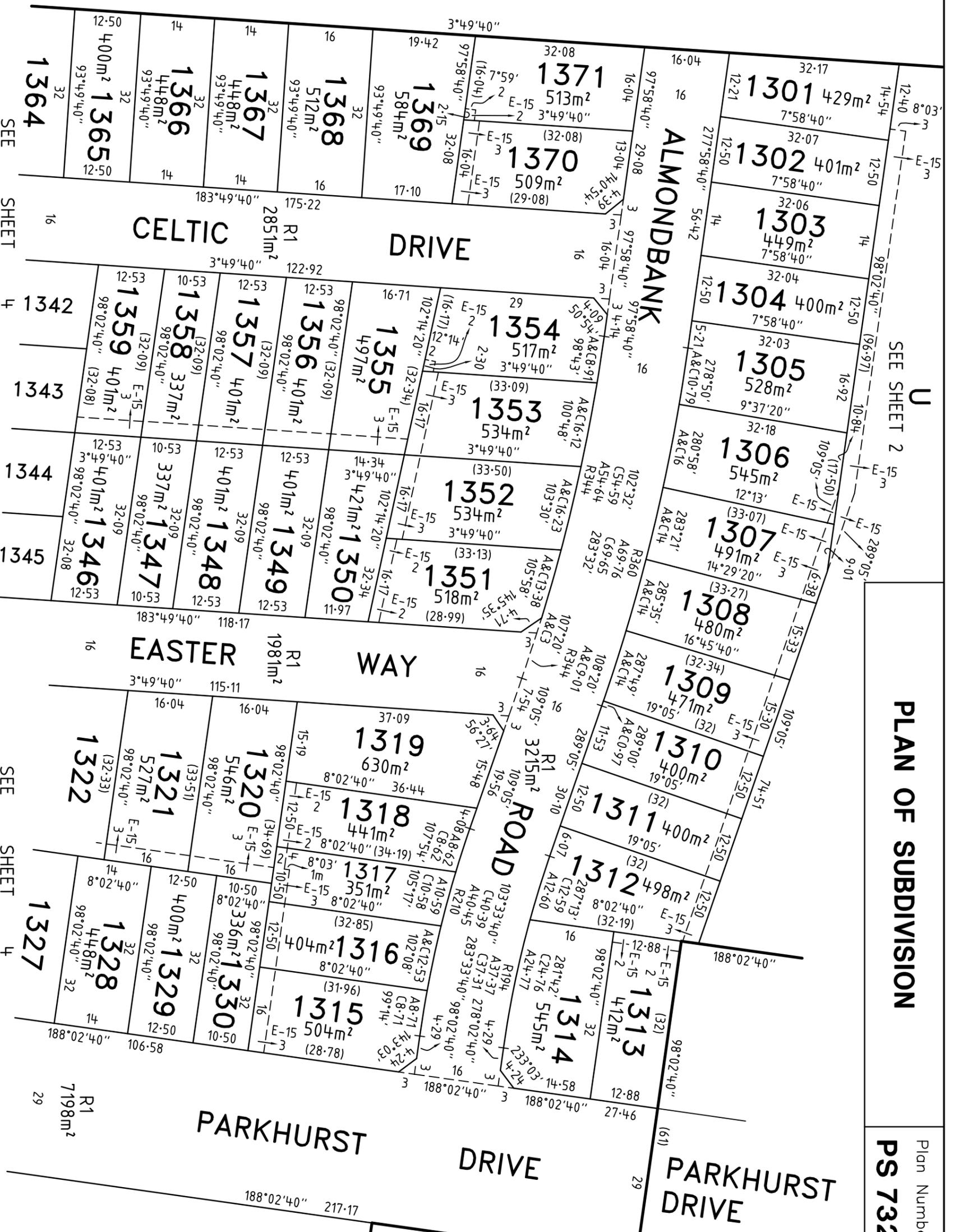
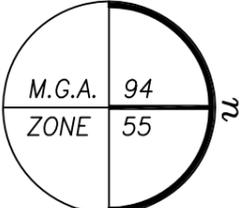


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Sheet 2

Plan Number
PS 732031G

PLAN OF SUBDIVISION



LIVINGSTON - 13

ORIGINAL SCALE SHEET SIZE

SCALE LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS

SIGNATURE DIGITALLY SIGNED DATE / /

REF 26605133 14/12/15 VERSION L

DWG 2660513AL

SEE SHEET 2

SEE SHEET 3

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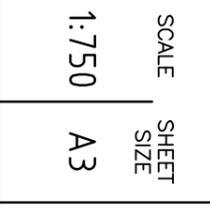
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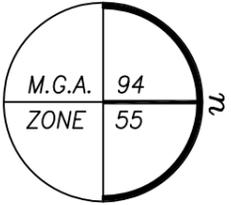
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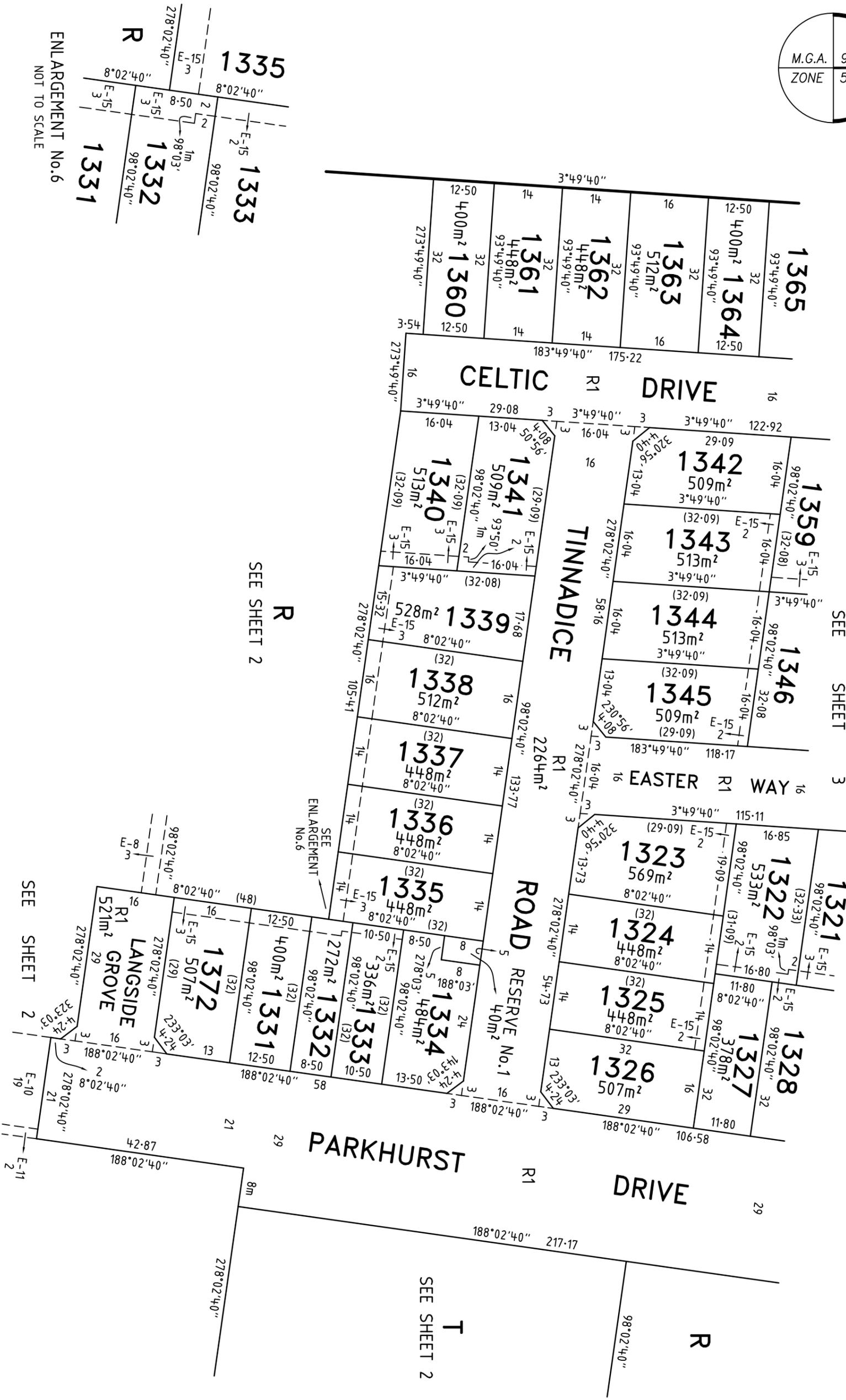
SEE SHEET 2

SEE SHEET 3



PLAN OF SUBDIVISION

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PS 732031G



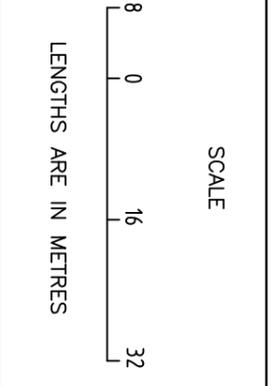
ENLARGEMENT No.6
NOT TO SCALE

LIVINGSTON - 13

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DWG 2660513AL

Sheet 4

PLAN OF SUBDIVISION

Plan Number

PS 732031G

CREATION OF RESTRICTION

The following restriction is to be created upon registration of Plan of Subdivision No. PS732031G 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	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1301	1302	1325	1324, 1326, 1327	1349	1348, 1350, 1356
1302	1301, 1303	1326	1325, 1327	1350	1349, 1351, 1352, 1355
1303	1302, 1304	1327	1322, 1324, 1325, 1326, 1328	1351	1350, 1352
1304	1303, 1305	1328	1321, 1322, 1327, 1329	1352	1350, 1351, 1353
1305	1304, 1306	1329	1320, 1321, 1328, 1330	1353	1352, 1354, 1355
1306	1305, 1307	1330	1315, 1316, 1317, 1320, 1329	1354	1353, 1355
1307	1306, 1308	1331	1332, 1372	1355	1350, 1353, 1354, 1356
1308	1307, 1309	1332	1331, 1333, 1335	1356	1349, 1355, 1357
1309	1308, 1310	1333	1332, 1334, 1335	1357	1348, 1356, 1358
1310	1309, 1311	1334	1333, 1335	1358	1347, 1357, 1359
1311	1310, 1312	1335	1332, 1333, 1334, 1336	1359	1342, 1343, 1346, 1358
1312	1311, 1313, 1314	1336	1335, 1337	1360	1361
1313	1312, 1314	1337	1336, 1338	1361	1360, 1362
1314	1312, 1313	1338	1337, 1339	1362	1361, 1363
1315	1316, 1330	1339	1338, 1340, 1341	1363	1362, 1364
1316	1315, 1317, 1330	1340	1339, 1341	1364	1363, 1365
1317	1316, 1318, 1320, 1330	1341	1339, 1340	1365	1364, 1366
1318	1317, 1319, 1320	1342	1343, 1359	1366	1365, 1367
1319	1318, 1320	1343	1342, 1344, 1359	1367	1366, 1368
1320	1317, 1318, 1319, 1321, 1329, 1330	1344	1343, 1345, 1346	1368	1367, 1369
1321	1320, 1322, 1328, 1329	1345	1344, 1346	1369	1368, 1370, 1371
1322	1321, 1323, 1324, 1327, 1328	1346	1344, 1345, 1347, 1359	1370	1369, 1371
1323	1322, 1324	1347	1346, 1348, 1358	1371	1369, 1370
1324	1322, 1323, 1325, 1327	1348	1347, 1349, 1357	1372	1331

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 sheets 9 and 10;
- (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 envelope on sheets 9 and 10 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;

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continued.

ORIGINAL	SCALE	LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS	Sheet 5
SCALE	<p>LENGTHS ARE IN METRES</p>	SIGNATURE DATE / /	
SHEET SIZE		REF 26605133 14/12/15 VERSION L	
A3		DWG 2660513AL	

PLAN OF SUBDIVISION

Plan Number

PS 732031G

CREATION OF RESTRICTION (CONTINUED)

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 sheets 9 and 10;
- (h) The restrictions specified in paragraphs (a) to (f) above (inclusive) shall cease to burden any Lot on the Plan of Subdivision with effect from 10 years from the date of registration;

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;

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continued.

ORIGINAL	SCALE		Sheet 6
SCALE	SHEET SIZE	LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS	
	A3	SIGNATURE DIGITALLY SIGNED DATE / /	
		REF 26605133 14/12/15 VERSION L	
		DWG 2660513AL	

PLAN OF SUBDIVISION

Plan Number

PS 732031G

CREATION OF RESTRICTION (CONTINUED)

- (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;
- (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;

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continued.

ORIGINAL	SCALE		Sheet 7
SCALE	<p>LENGTHS ARE IN METRES</p>	LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS SIGNATURE DIGITALLY SIGNED DATE / / REF 26605133 14/12/15 VERSION L DWG 2660513AL	

PLAN OF SUBDIVISION

Plan Number

PS 732031G

CREATION OF RESTRICTION (CONTINUED)

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 sheets 9 and 10;

Garage

(cc) build or allow to be 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 Peet Cranbourne Central Syndicate Limited and then only in compliance with any condition (consistent with any restrictions affecting the Lot) imposed by Peet Cranbourne Central Syndicate Limited in respect of that approval;

Expiry

(ee) The restrictions specified in paragraphs (a) to (dd) (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.

LIVINGSTON – 13

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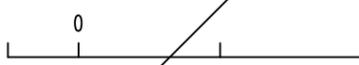
ORIGINAL

SCALE

SCALE

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SIZE

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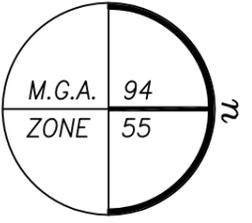
LENGTHS ARE IN METRES

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SIGNATURE DIGITALLY SIGNED DATE / /

REF 26605133 14/12/15 VERSION L
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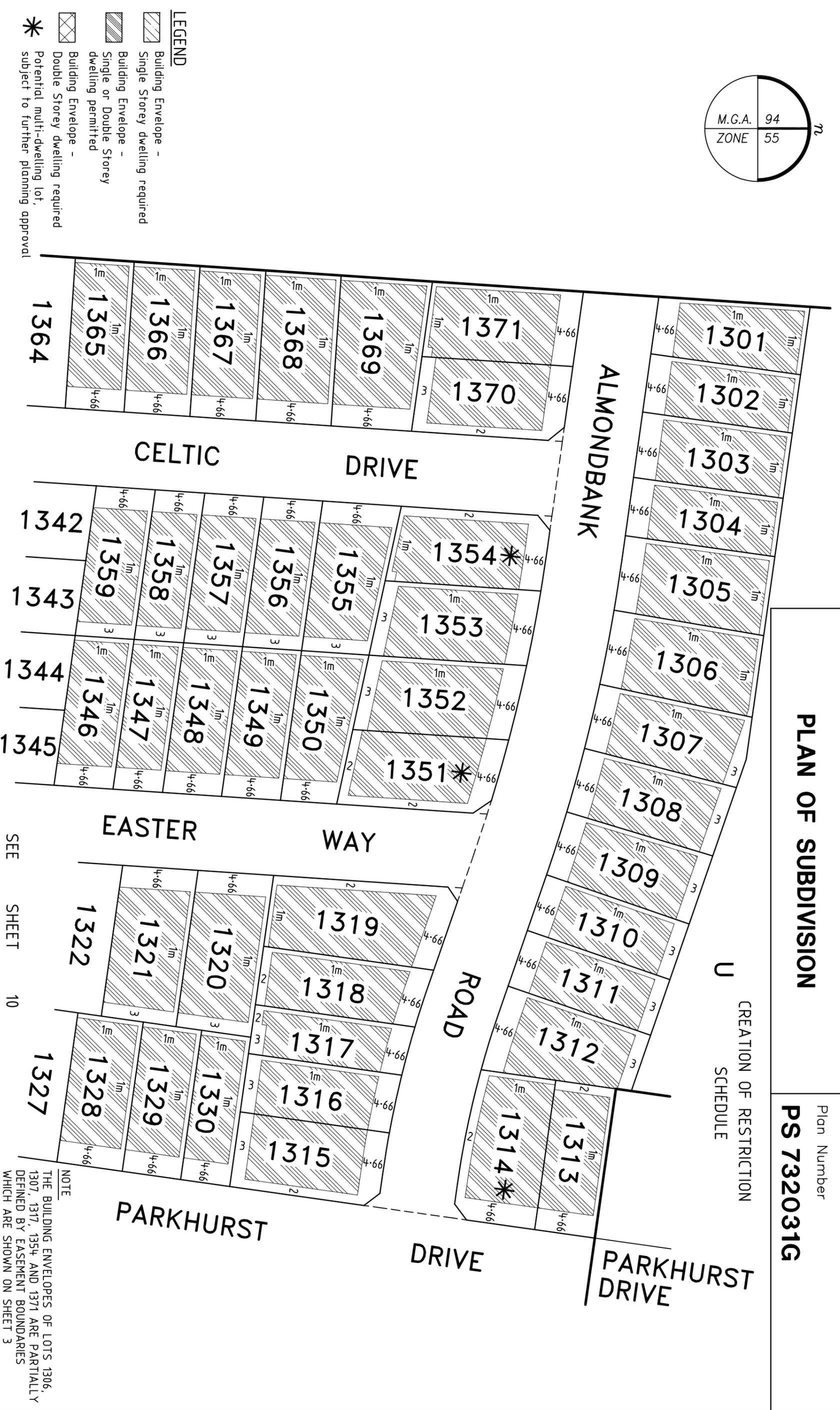
Sheet 8



PLAN OF SUBDIVISION

Plan Number
PS 732031G

CREATION OF RESTRICTION
U
SCHEDULE



LIVINGSTON - 13

ORIGINAL

SCALE

Sheet 9

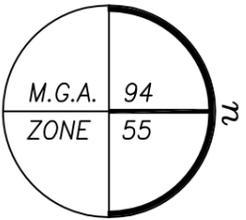
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SCALE SHEET SIZE
1:750 A3



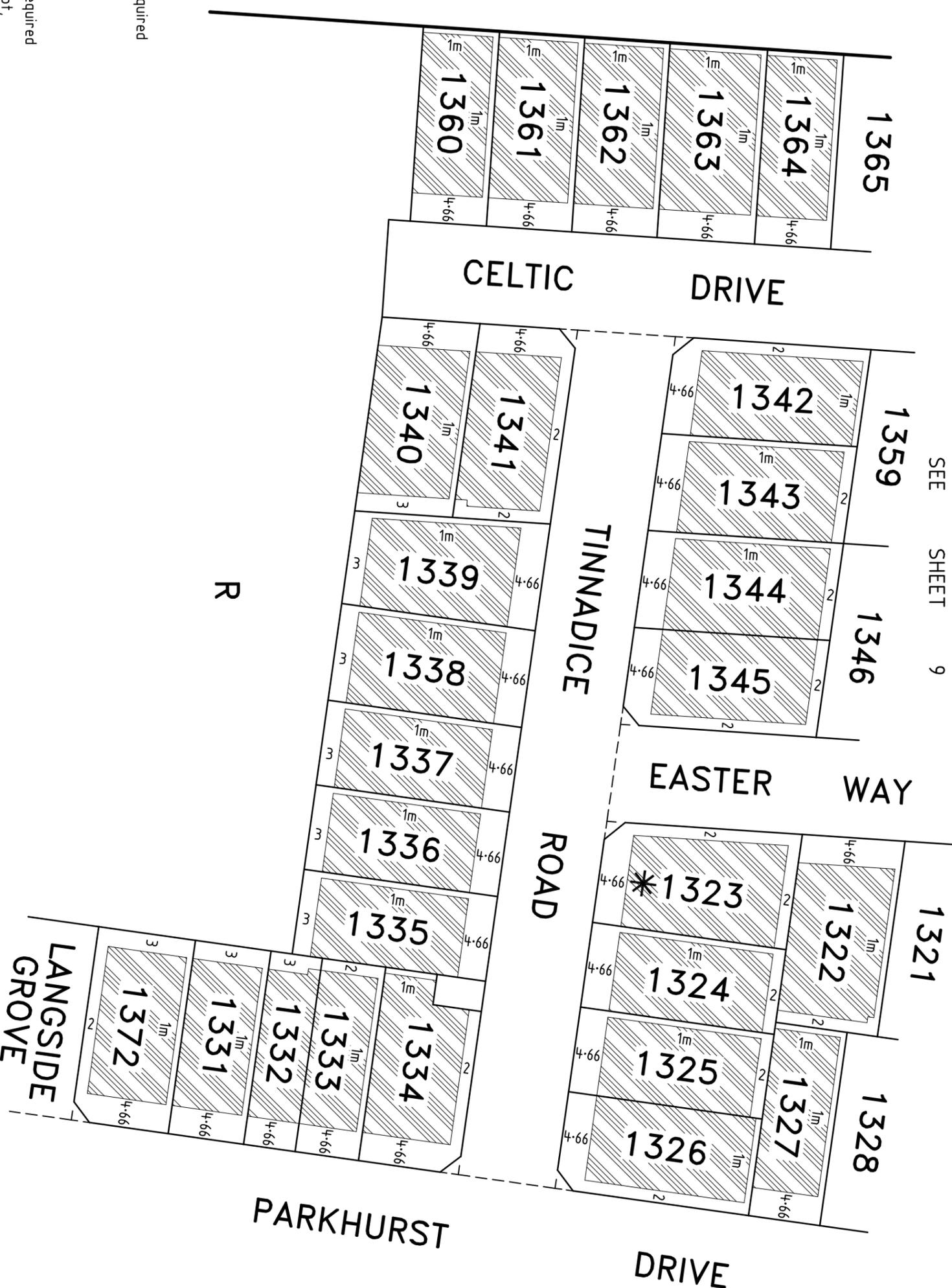
LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS
SIGNATURE DIGITALLY SIGNED DATE / /
REF 26605133 14/12/15 VERSION L
DWG 2660513AL



CREATION OF RESTRICTION
SCHEDULE

PLAN OF SUBDIVISION

Plan Number
PS 732031G



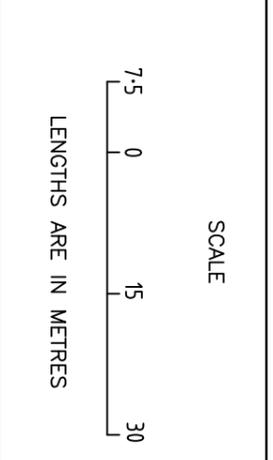
- LEGEND**
- Building Envelope - Single Storey dwelling required
 - Building Envelope - Single or Double Storey dwelling permitted
 - Building Envelope - Double Storey dwelling required
 - Potential multi-dwelling lot, subject to further planning approval

LIVINGSTON - 13

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
 Tel 03) 9699 1400 Fax 03) 9699 5992



ORIGINAL SCALE SHEET SIZE
 1:750 A3



LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS
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NOTE
 THE BUILDING ENVELOPES OF LOTS 1322, 1332 AND 1341 ARE PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 4

Sheet 10