

PLAN OF SUBDIVISION

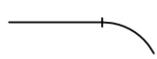
EDITION

PS 742799H

<p>LOCATION OF LAND</p> <p>PARISH: CRANBOURNE</p> <p>TOWNSHIP: —</p> <p>SECTION: —</p> <p>CROWN ALLOTMENT: —</p> <p>CROWN PORTION: 18 (PART)</p> <p>TITLE REFERENCE: VOL FOL</p> <p>LAST PLAN REFERENCE: LOT X ON PS742798K</p> <p>POSTAL ADDRESS: ELIBURN DRIVE (at time of subdivision) CRANBOURNE EAST 3977</p> <p>MGA 94 CO-ORDINATES: E 350 845 N 5 779 340 Zone: 55 (approx. centre of land in plan)</p>	<p>Council Name: Casey City Council</p> <p>Council Reference Number: SubA00445/15 Planning Permit Reference: PlnA00543/13 SPEAR Reference Number: S077713P</p> <p>Certification</p> <p>This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 01/02/2016</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 Has been made and the requirement has been satisfied for: lots excluding Lot Y at Certification</p> <p>Digitally signed by: Michele Annette Scarlett for Casey City Council on 21/06/2016</p>
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VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	NOTATIONS
ROAD R1 RESERVE No.1	CASEY CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD (ABN 91 064 651 118)	<p>STAGING This is/is not a staged subdivision Planning Permit No. PlnA00543/13</p> <p>DEPTH LIMITATION DOES NOT APPLY</p> <p>SURVEY This plan is/is not based on survey BP2495W This survey has been connected to permanent marks no(s) 89, 151, 163, In Proclaimed Survey Area No. 52 169, 179, 275 & NIRVANA PARK TRIG</p> <p>TANGENT POINTS ARE SHOWN THUS: </p> <p>LOTS 1 TO 1500 AND A TO X (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN</p> <p>AREA OF LAND SUBDIVIDED (EXCLUDING LOT Y) - 3.154ha</p>
<p><u>OTHER PURPOSE OF PLAN</u> TO REMOVE THE WHOLE OF SEWERAGE EASEMENT E-18 ON PS742798K (NOW CONTAINED IN HAMMERSMITH WAY, QUATTRO AVENUE AND ELIBURN DRIVE ON THIS PLAN).</p> <p>TO REMOVE THAT PART OF SEWERAGE EASEMENT E-20 ON PS742798K NOW CONTAINED IN LEAK AVENUE ON THIS PLAN.</p> <p><u>GROUNDS FOR REMOVAL OF EASEMENT</u> AGREEMENT BY ALL INTERESTED PARTIES.</p>		

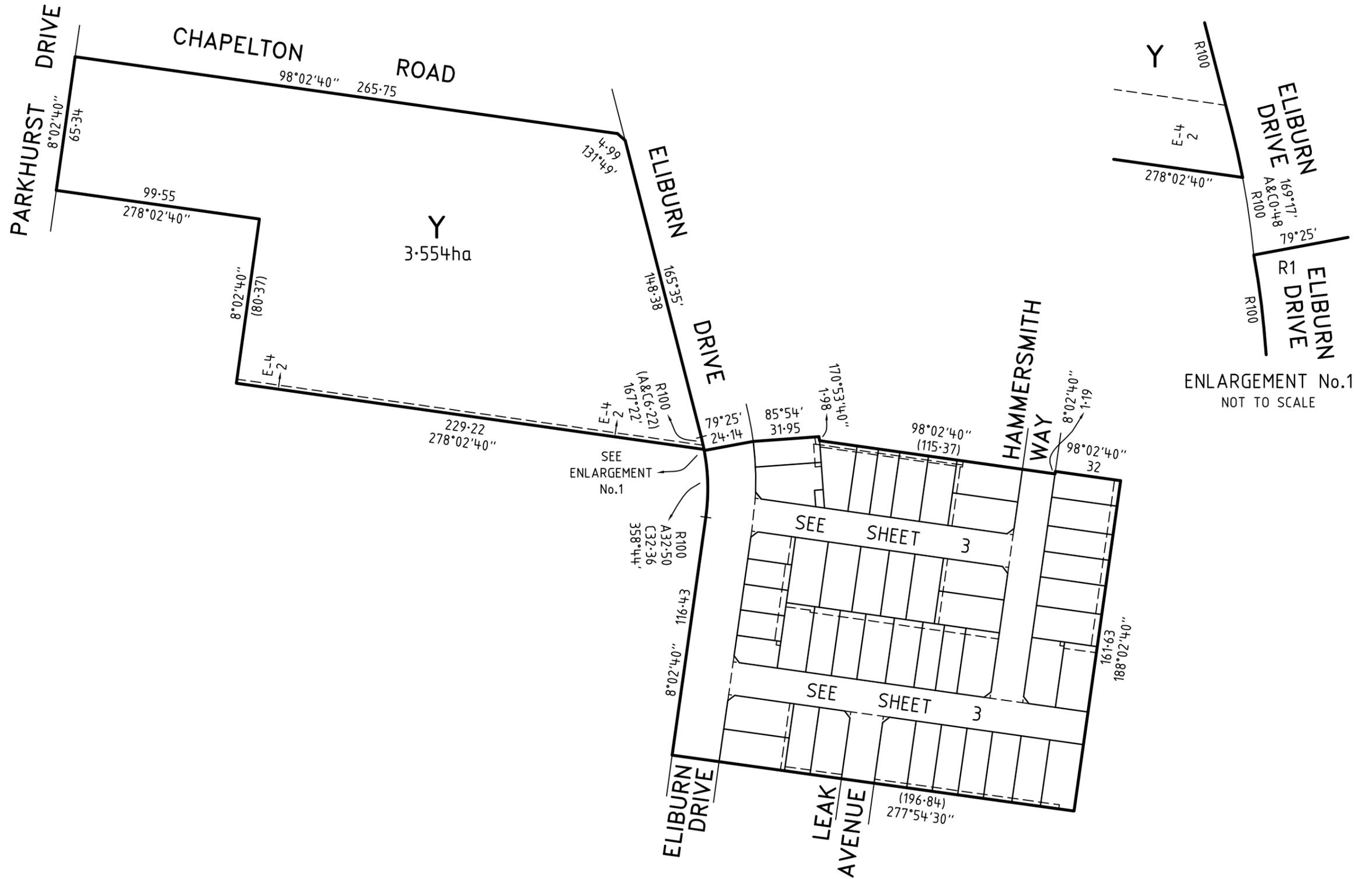
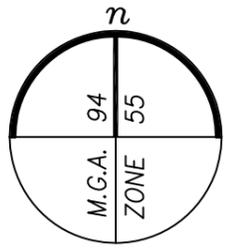
EASEMENT INFORMATION

<p>LEGEND: E – Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A – Appurtenant Easement</p>				
SUBJECT LAND	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1 E-1	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS742718L PS742718L	CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION
E-2 E-2	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION
E-3	SEWERAGE	SEE DIAG	C/E AM473972S	SOUTH EAST WATER CORPORATION
E-4	DRAINAGE	SEE DIAG	THIS PLAN	CASEY CITY COUNCIL

<p>LIVINGSTON – 15 48 LOTS & BALANCE LOT Y</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 ADRIAN A. THOMAS</p> <p>DATE 05/05/16 REFERENCE 26605153 VERSION F DRAWING 2660515BF</p> <p>Digitally signed by: Adrian Alexander Thomas (Bosco Jonson Pty Ltd), Surveyor's Plan Version (F), 12/05/2016</p> <p>ORIGINAL SHEET SIZE A3 SHEET 1 OF 11 SHEETS</p>
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PLAN OF SUBDIVISION

PS 742799H



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 A.B.N 15 169 138 827
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LIVINGSTON - 15

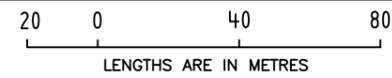
LICENSED SURVEYOR ADRIAN A. THOMAS

DATE 05/05/16

VERSION F

REFERENCE 26605153

DRAWING 2660515BF



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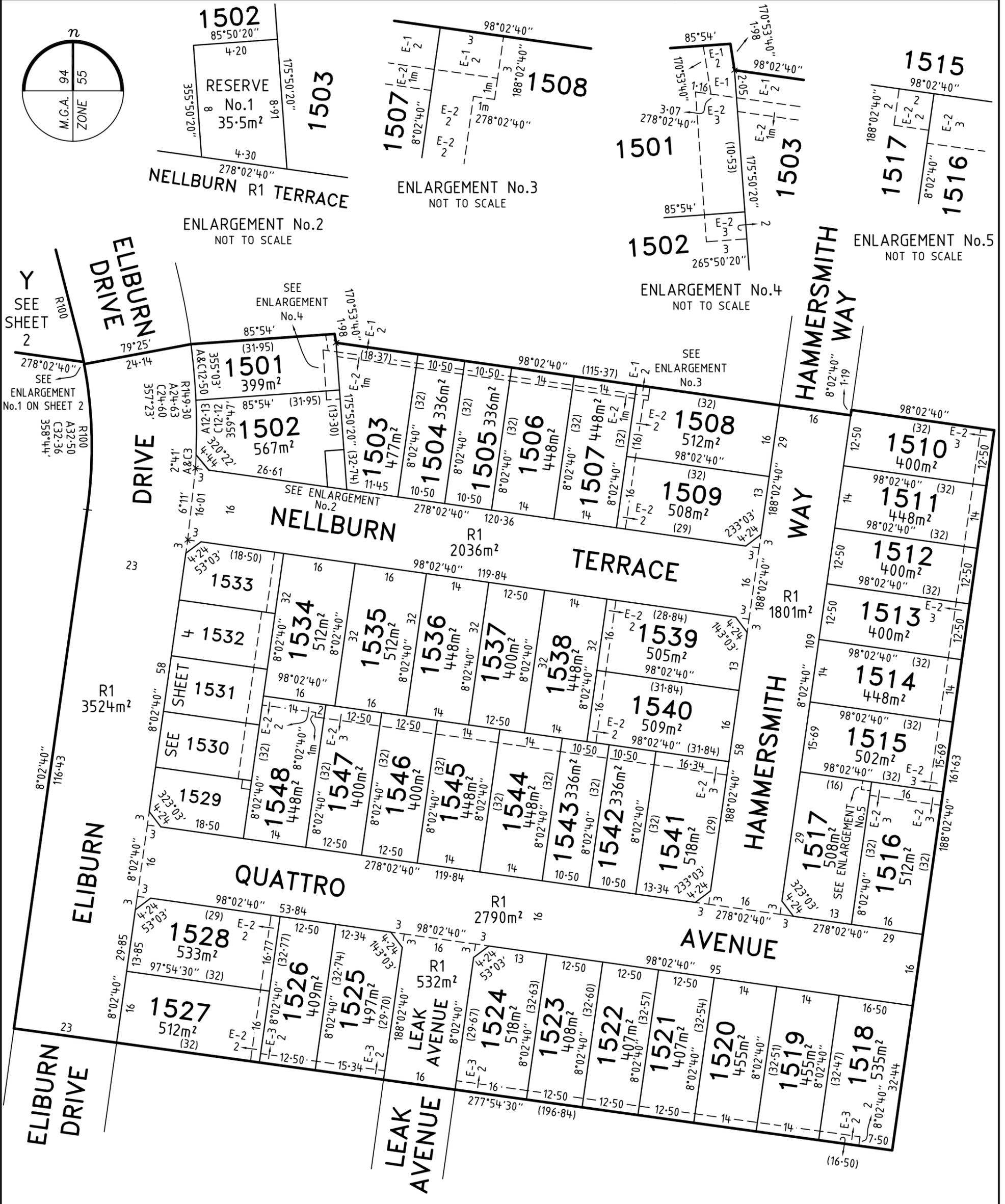
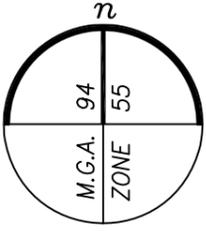
SCALE
 1:2000

ORIGINAL SHEET SIZE A3
 SHEET 2

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PLAN OF SUBDIVISION

PS 742799H



LIVINGSTON - 15

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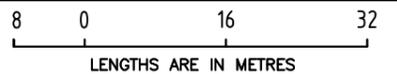


LICENSED SURVEYOR ADRIAN A. THOMAS

DATE 05/05/16
 VERSION F

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SCALE
 1:800



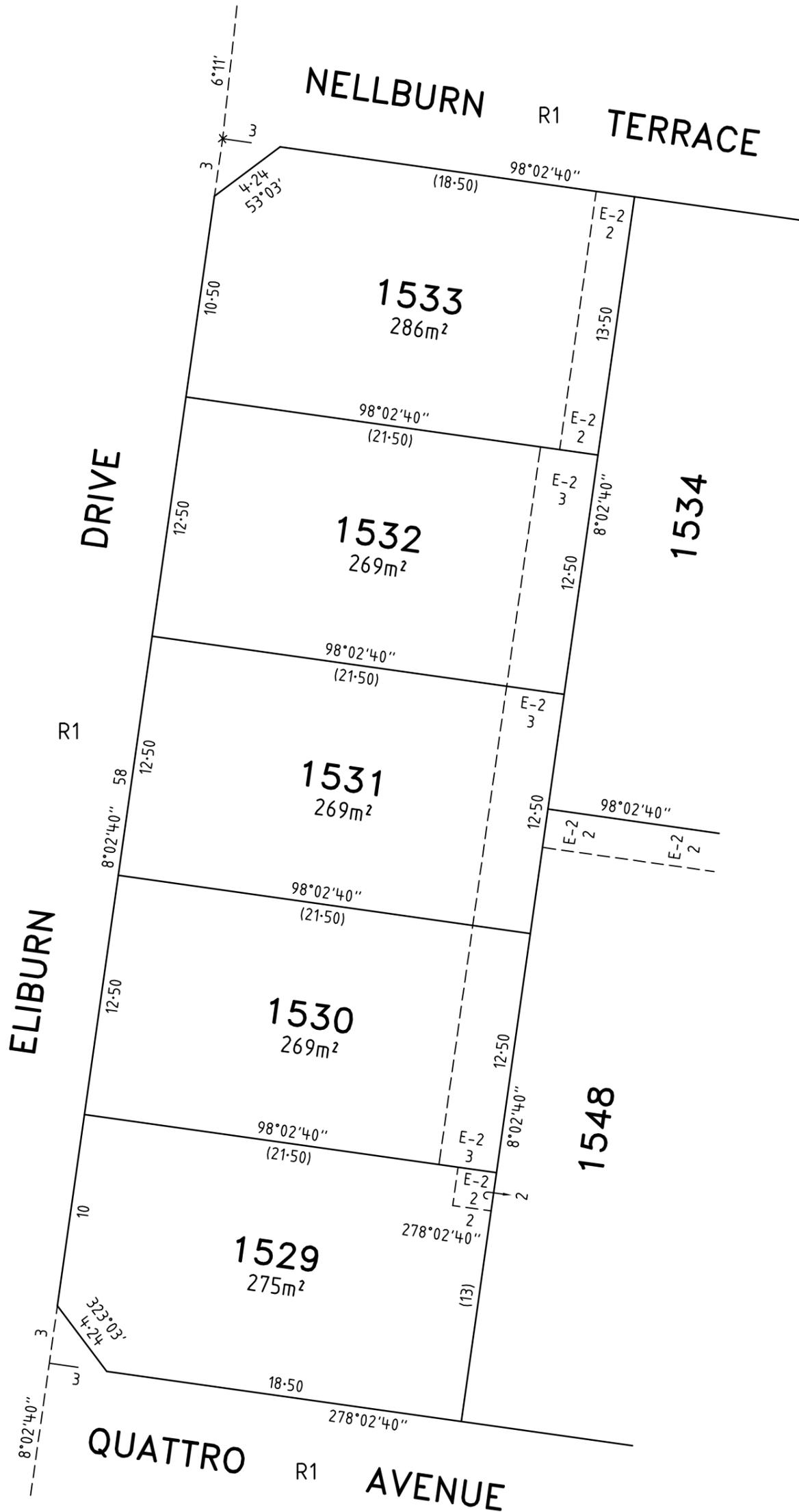
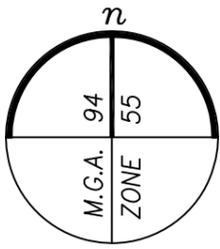
REFERENCE 26605153
 DRAWING 2660515BF

ORIGINAL SHEET SIZE A3
 SHEET 3

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PLAN OF SUBDIVISION

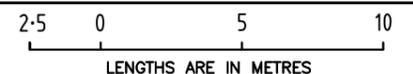
PS 742799H



LIVINGSTON - 15

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE
1:250



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DATE 05/05/16
VERSION F

REFERENCE 26605153
DRAWING 2660515BF

ORIGINAL SHEET SIZE A3

SHEET 4

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21/06/2016,
SPEAR Ref: S077713P

PLAN OF SUBDIVISION

PS 742799H

CREATION OF RESTRICTION 1

The following restriction is to be created upon registration of Plan of Subdivision No. PS742799H 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
1501	1502, 1503
1502	1501, 1503
1503	1501, 1502, 1504
1504	1503, 1505
1505	1504, 1506
1506	1505, 1507
1507	1506, 1508, 1509
1508	1507, 1509
1509	1507, 1508
1510	1511
1511	1510, 1512
1512	1511, 1513
1513	1512, 1514
1514	1513, 1515
1515	1514, 1516, 1517
1516	1515, 1517
1517	1515, 1516
1518	1519
1519	1518, 1520
1520	1519, 1521
1521	1520, 1522
1522	1521, 1523

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1523	1522, 1524
1524	1523
1525	1526
1526	1525, 1527, 1528
1527	1526, 1528
1528	1526, 1527
1534	1531, 1532, 1533, 1535, 1547, 1548
1535	1534, 1536, 1546, 1547
1536	1535, 1537, 1545, 1546
1537	1536, 1538, 1544, 1545
1538	1537, 1539, 1540, 1543, 1544
1539	1538, 1540
1540	1538, 1539, 1541, 1542, 1543
1541	1540, 1542
1542	1540, 1541, 1543
1543	1538, 1540, 1542, 1544
1544	1537, 1538, 1543, 1545
1545	1536, 1537, 1544, 1546
1546	1535, 1536, 1545, 1547
1547	1534, 1535, 1546, 1548
1548	1529, 1530, 1531, 1534, 1547

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 9;
- (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 sheet 9 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

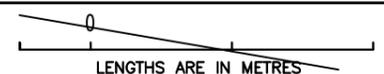
- (e) except in the case of a lot with an area less than 250m² build or allow to be built any garage that has openings that occupy more than 40% of the width of the Lot frontage unless in the case of dwellings of two or more storeys on lots with a frontage width less than 12 metres whereby the garage 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;

continued.

LIVINGSTON – 15

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE



Bosco Jonson Pty Ltd
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DATE 05/05/16
 VERSION F

REFERENCE 26605153
 DRAWING 2660515BF

ORIGINAL SHEET SIZE A3

SHEET 5

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 Surveyor's Plan Version (F),
 12/05/2016

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 Casey City Council,
 21/06/2016,
 SPEAR Ref: S077713P

CREATION OF RESTRICTION 1 (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 sheet 9;
- (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;

continued.

LIVINGSTON – 15 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	LICENSED SURVEYOR ADRIAN A. THOMAS		SCALE 
	DATE 05/05/16 VERSION F	REFERENCE 26605153 DRAWING 2660515BF	ORIGINAL SHEET SIZE A3 SHEET 6
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PLAN OF SUBDIVISION

PS 742799H

CREATION OF RESTRICTION 1 (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;

continued.

LIVINGSTON – 15 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	LICENSED SURVEYOR ADRIAN A. THOMAS		SCALE 
	DATE 05/05/16 VERSION F	REFERENCE 26605153 DRAWING 2660515BF	ORIGINAL SHEET SIZE A3 SHEET 7
Digitally signed by: Adrian Alexander Thomas (Bosco Jonson Pty Ltd), Surveyor's Plan Version (F), 12/05/2016		Digitally signed by: Casey City Council, 21/06/2016, SPEAR Ref: S077713P	



PLAN OF SUBDIVISION

PS 742799H

CREATION OF RESTRICTION 1 (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 sheet 9;

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 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 – 15

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE



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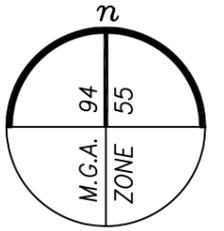
ORIGINAL SHEET SIZE A3

SHEET 8

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12/05/2016

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Casey City Council,
21/06/2016,
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CREATION OF RESTRICTION 1 (CONTINUED)
SCHEDULE



LEGEND

- Building Envelope - Single Storey dwelling required
- Building Envelope - Single or Double Storey dwelling permitted
- Building Envelope - Double Storey dwelling required

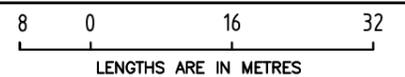
NOTE

THE BUILDING ENVELOPE OF LOTS 1501, 1502, 1508, 1517, 1518 & 1548 ARE PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 3

LIVINGSTON - 15

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE
1:800



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21/06/2016,
SPEAR Ref: S077713P

ORIGINAL SHEET SIZE A3
SHEET 9

CREATION OF RESTRICTION 2

The following restriction is to be created upon registration of Plan of Subdivision No. PS742799H 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
1529	1530, 1548
1530	1529, 1531, 1548
1531	1530, 1532, 1534, 1548
1532	1531, 1533, 1534
1533	1532, 1534

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 11 on PS742799H 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.

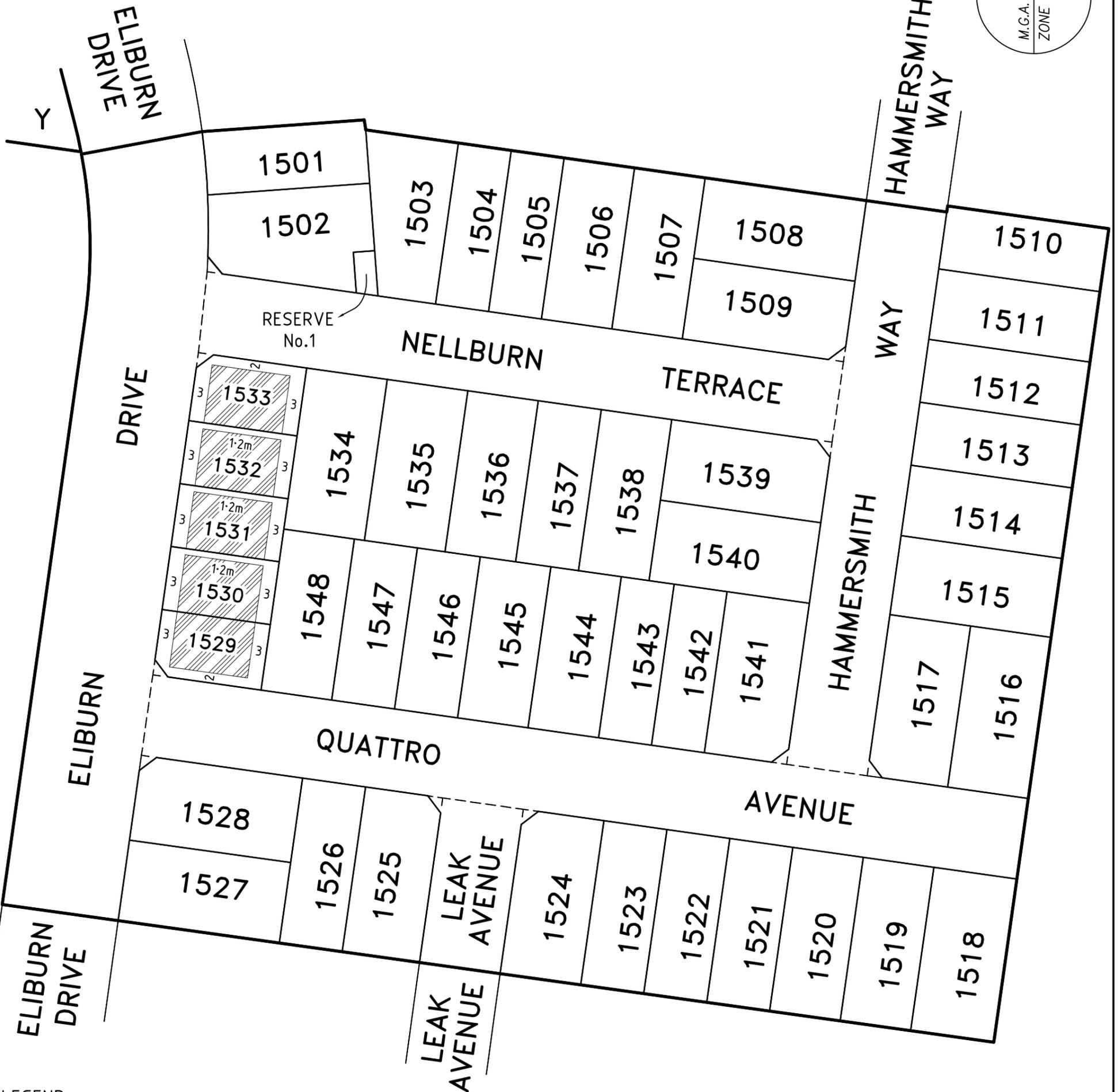
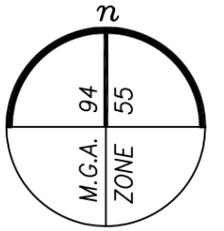
Expiry

- (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.

LIVINGSTON – 15 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	LICENSED SURVEYOR ADRIAN A. THOMAS		SCALE 
	DATE 05/05/16 VERSION F	REFERENCE 26605153 DRAWING 2660515BF	ORIGINAL SHEET SIZE A3 SHEET 10
Digitally signed by: Adrian Alexander Thomas (Bosco Jonson Pty Ltd), Surveyor's Plan Version (F), 12/05/2016		Digitally signed by: Casey City Council, 21/06/2016, SPEAR Ref: S077713P	

CREATION OF RESTRICTION 2 (CONTINUED)
SCHEDULE



LEGEND

- Building Envelope - Single Storey dwelling required
- Building Envelope - Single or Double Storey dwelling permitted
- Building Envelope - Double Storey dwelling required

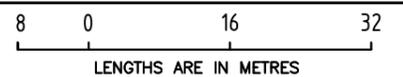
LIVINGSTON - 15

Bosco Jonson Pty Ltd
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16 Eastern Road South Melbourne
Vic 3205 Australia
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LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE
1:800



DATE 05/05/16
VERSION F

REFERENCE 26605153
DRAWING 2660515BF

ORIGINAL SHEET SIZE A3

SHEET 11

Digitally signed by: Adrian Alexander Thomas (Bosco Jonson Pty Ltd),
Surveyor's Plan Version (F),
12/05/2016

Digitally signed by:
Casey City Council,
21/06/2016,
SPEAR Ref: S077713P