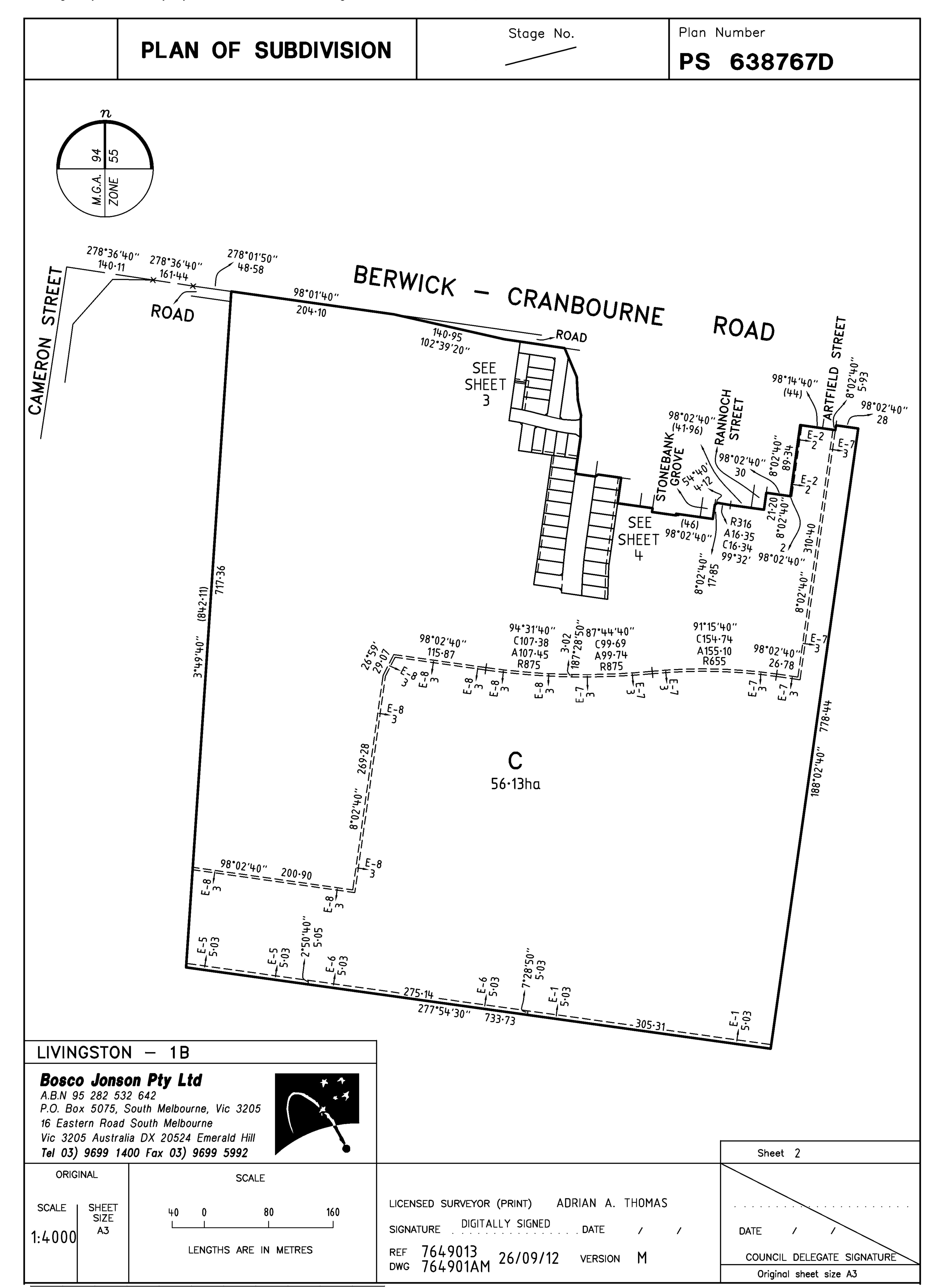
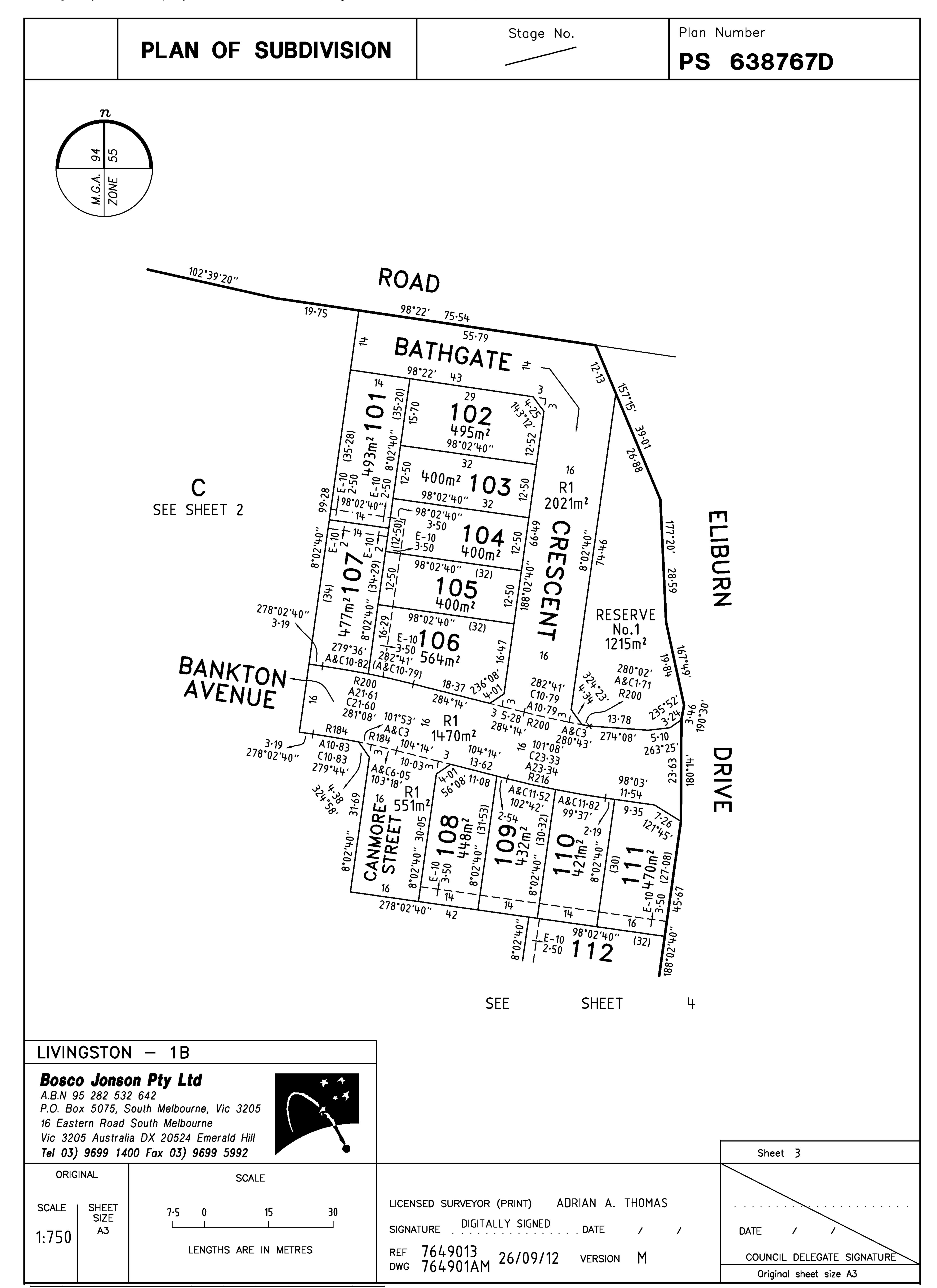
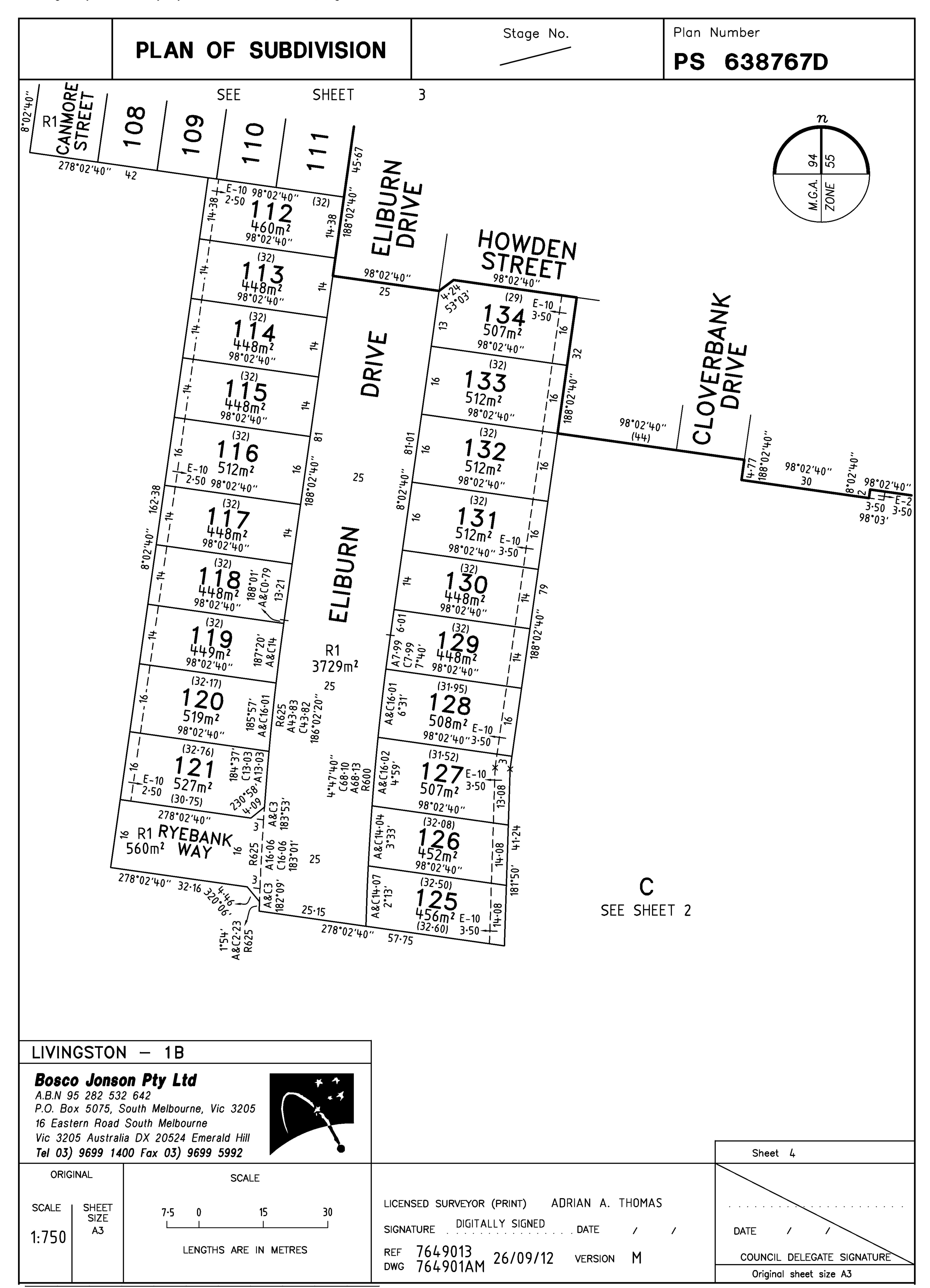
Delivered by LANDATA®. Land Victoria timestamp 14/11/2012 16:12 Page 1 of 11
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	PL	AN OF SU	JBDIVIS	ION	Stage No.	LRS use only EDITION 1		Number 638767D	
Parish:		Location of Location	and		Council Nam	Council Certification	n and		
I GLISH. CRANDOURNE			1. This plan is certified under section 6 of the Subdivision Act 1988.						
Township: - Section: -			2. This plan is sertified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / /						
Crown Allotment: —				3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE					
Crown Portion: 18 (PART)				(i) A requirement for public open space under section 18 of the Subdivision Act 1988					
Title Refere	ence:	VOL 11380 FC)L 587		has/has no (ii) The require	nt been made. ment has been satisfied.			
Last Plan	Reference	e: LOT B PS6410	75R		(iii) The require Council Del	ment is to be satisfied in St eaate	age	******	
Postal Address: 50 BERWICK—CRANBOURNE ROAL (at time of subdivision) CRANBOURNE EAST 3977			ROAD	Council Sec Date					
MGA Co-o	rdinates	F 350 780			Re-certified	under section 11(7) of the	Subdivision	n Act 1988	
MGA Co-ordinates E 350 780 (of approx. centre of land in plan)			/one: 55		Council Del Council Sec				
		of Roads and/		9 S	Date				
Identifie		CASEY CITY C			Notations				
	ROAD R1 CASEY CITY COUN				Staging This is /is not a staged subdivision Planning Permit No. P820/10				
					Depth Limi	tation DOES NOT AF	PLY		
					TANGENT POINT	S ARE SHOWN THUS:			
					EASEMENTS E-3	S, E-4 & E-9 HAVE BEEN BEE	N OMITTED	FORM THIS PLAN	
					LOTS 1 TO 100 OMITTED FROM	(ALL INCLUSIVE), 122 TO 124 THIS PLAN	(ALL INCLU	JSIVE), A & B HAVE BEEN	
					AREA OF LAND	SUBDIVIDED (EXCLUDING LOT	A & B) -	2·412ha	
					Survey	This plan is/i s not based on	survey B	P2495W	
THIS IS A	SPEAR F	PLAN			•	s been connected to period Survey Area No. 5 2		narks no(s) 89, 151, 163, 169, 179, 275 & NIRVANA PARK TRIG	
				t Informa					
Legend: E — Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance					A — Appurtenant Easement (Road) R — Encumbering Easement (Road) LRS use only				
Subject Land E-1	DD A INI A GE	Purpose	(metres) SEE DIAG	Origin LP6690		Land Benefited/In Favour LOTS ON LP66909	Of	Statement of Compliance/ Exemption Statement	
			SEE DIAG	PS64107		CASEY CITY COUNCIL		Received 7	
E-2 SEWERAGE		SEE DIAG SEE DIAG	PS64107 LP7714		SOUTH EAST WATER CORPOR	ATION	Iveceived		
	DRAINAGE		SEE DIAG	LP / / 19 LP 669(LOTS ON LP77143 LOTS ON LP66909		Date 22 / 10 / 2012	
E-6	DRAINAGE		SEE DIAG	LP 771 4		LOTS ON LP77145			
	SEWERAGE SEWERAGE		SEE DIAG SEE DIAG	C/E AJ86		SOUTH EAST WATER CORPOR. SOUTH EAST WATER CORPOR.		LRS use only	
E-10	DRAINAGE		SEE DIAG	THIS PL	.AN	CASEY CITY COUNCIL		PLAN REGISTERED	
E-10	SEWERAGE		SEE DIAG	THIS PL	.AN	SOUTH EAST WATER CORPOR	ATION	TIME 12:28pm DATE 25 / 10 / 2012	
								B Puniarangan Assistant Registrar of Titles	
								Sheet 1 of 10 sheets	
LIVINGST									
Bosco A.B.N 95	Jonson 282 532 64		* * * ***	LICEN	SED SURVEYOR (PE		5	DATE / /	
16 Easteri Vic 3205	n Road Sou Australia D	h Melbourne, Vic 3205 th Melbourne X 20524 Emerald Hill Fax 03) 9699 5992		REF	7649013 764901AM	26/09/12 VERSION	M	COUNCIL DELEGATE SIGNATURE Original sheet size A3	







PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 638767D

CREATION OF RESTRICTION

The following restriction is to be created upon registration of Plan of Subdivision No PS638767D 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
101	102, 103, 104, 107
102	101, 103
103	101, 102, 104
104	101, 103, 105, 107
105	104, 106, 107
106	105, 107
107	101, 104, 105, 106
108	109
109	108, 110, 112
110	109, 111, 112
111	110, 112
112	109, 110, 111, 113
113	112, 114
114	113, 115
115	114, 116
116	115, 117

	i
BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
117	116, 118
118	117, 119
119	118, 120
120	119, 121
121	120
125	126
126	125, 127
127	126, 128
128	127, 129
129	128, 130
130	129, 131
131	130, 132
132	131, 133
133	132, 134
134	133

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 the Lot more than one dwelling;
- (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;

Building Envelopes

(c) construct any building, garage or other structure on the Lot that is outside the building envelope plans in the Schedule on sheets 9 & 10, without further written consent from the Responsible Authority;

Garage

- (d) build or allow to be built any garage that has openings that occupy more than 40% of the width of the Lot frontage;
- (e) 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;

Expiry

SHEET

SIZE

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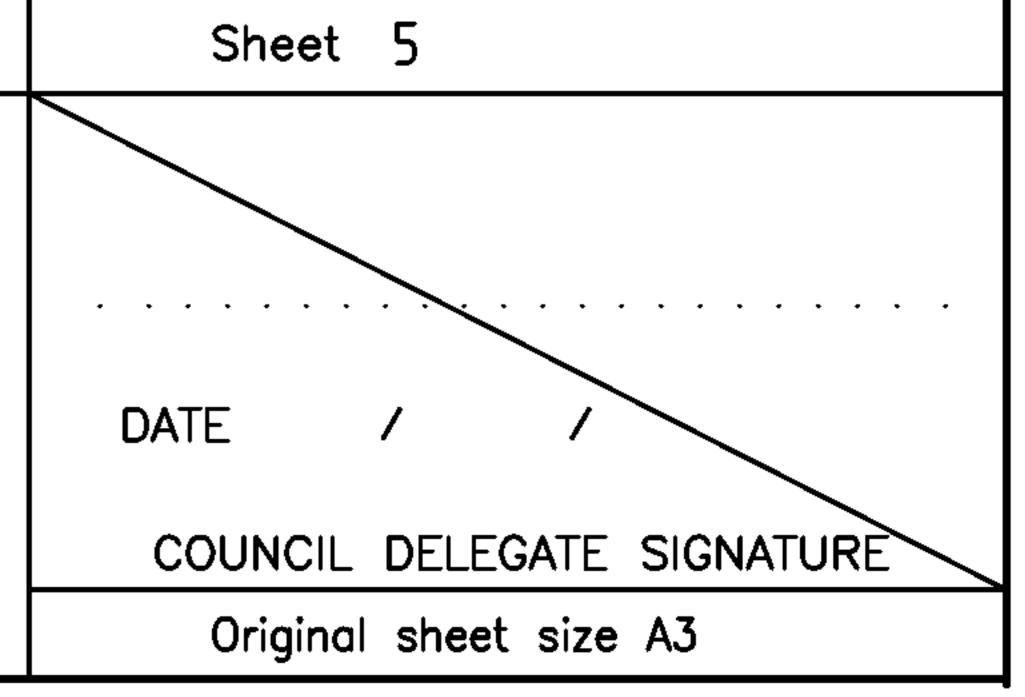
SCALE

(f) The restrictions specified in paragraphs (a) to (e) above (inclusive) shall cease to burden any Lot on the Plan of Subdivision with effect from 25 years from the date of registration;

Bosco Jonson Pty Ltd A.B.N 95 282 532 642 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia DX 20524 Emerald Hill Tel 03) 9699 1400 Fax 03) 9699 5992 ORIGINAL SCALE

LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS SIGNATURE DIGITALLY SIGNED DATE /
REF 7649013 26/09/12 VERSION M



PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 638767D

CREATION OF RESTRICTION (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 Peet Cranbourne Central Syndicate Limited Design Review Panel in accordance with the Peet Cranbourne Central Syndicate Limited 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 Cranbourne Central 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 Peet Cranbourne Central Syndicate Limited Premium fencing as detailed in the Peet Cranbourne Central Syndicate Limited Building Design Guidelines;
- (k) build or allow to be built, side and rear boundary fencing which is higher than 1.8m;
- (I) 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;

LIVINGSTON — 1B Bosco Jonson Pty Ltd A.B.N 95 282 532 642 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia DX 20524 Emerald Hill Tel 03) 9699 1400 Fax 03) 9699 5992 Sheet 6 **ORIGINAL** SCALE ADRIAN A. THOMAS LICENSED SURVEYOR (PRINT) SHEET SCALE SIZE DIGITALLY SIGNED SIGNATURE DATE **A3** DATE LENGTHS ARE IN METRES 7649013 764901AM 26/09/12 version M COUNCIL DELEGATE SIGNATURE Original sheet size A3

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 638767D

CREATION OF RESTRICTION (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 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 sheets 9 & 10;

Bosco Jonson Pty Ltd A.B.N 95 282 532 642 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia DX 20524 Emerald Hill Tel 03) 9699 1400 Fax 03) 9699 5992 ORIGINAL SCALE

LENGTHS ARE IN METRES

SHEET

SIZE

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SCALE

LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS

SIGNATURE DIGITALLY SIGNED DATE

REF 7649013 26/09/12 VERSION M

Sheet 7

DATE / /

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 638767D

CREATION OF RESTRICTION (CONTINUED)

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;

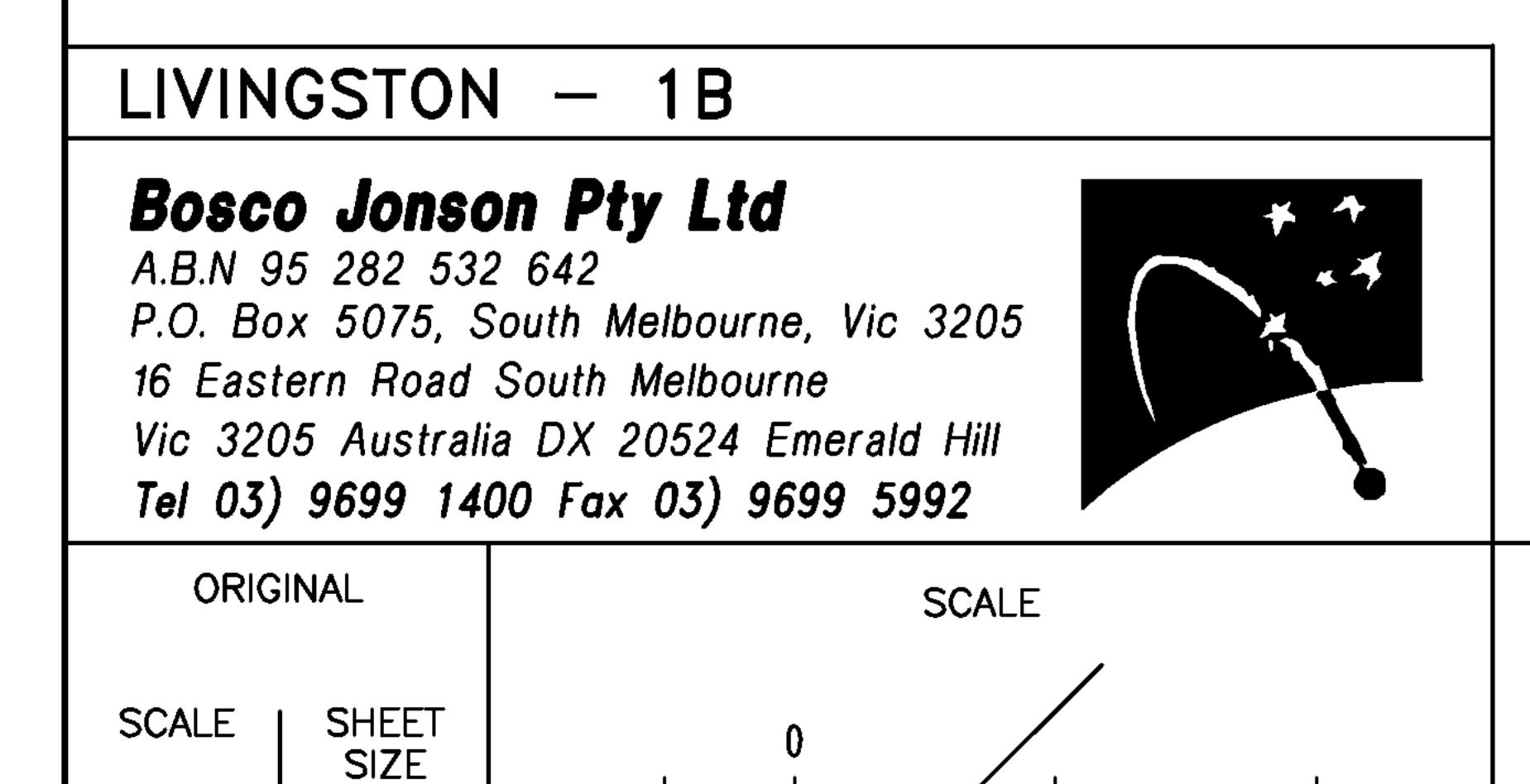
Design Plans

(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 (b) to (v) and (x) to (cc) (inclusive) shall cease to burden any Lot on the Plan of Subdivision with effect from 25 years from the date of registration;
- (ff) The restrictions specified in paragraphs (a) and (w) and (dd) shall cease to burden any Lot on the Plan of Subdivision with effect from 7 years from the date of registration;

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.



LENGTHS ARE IN METRES

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SIGNATURE DIGITALLY SIGNED DATE //

REF 7649013 26/09/12 VERSION M

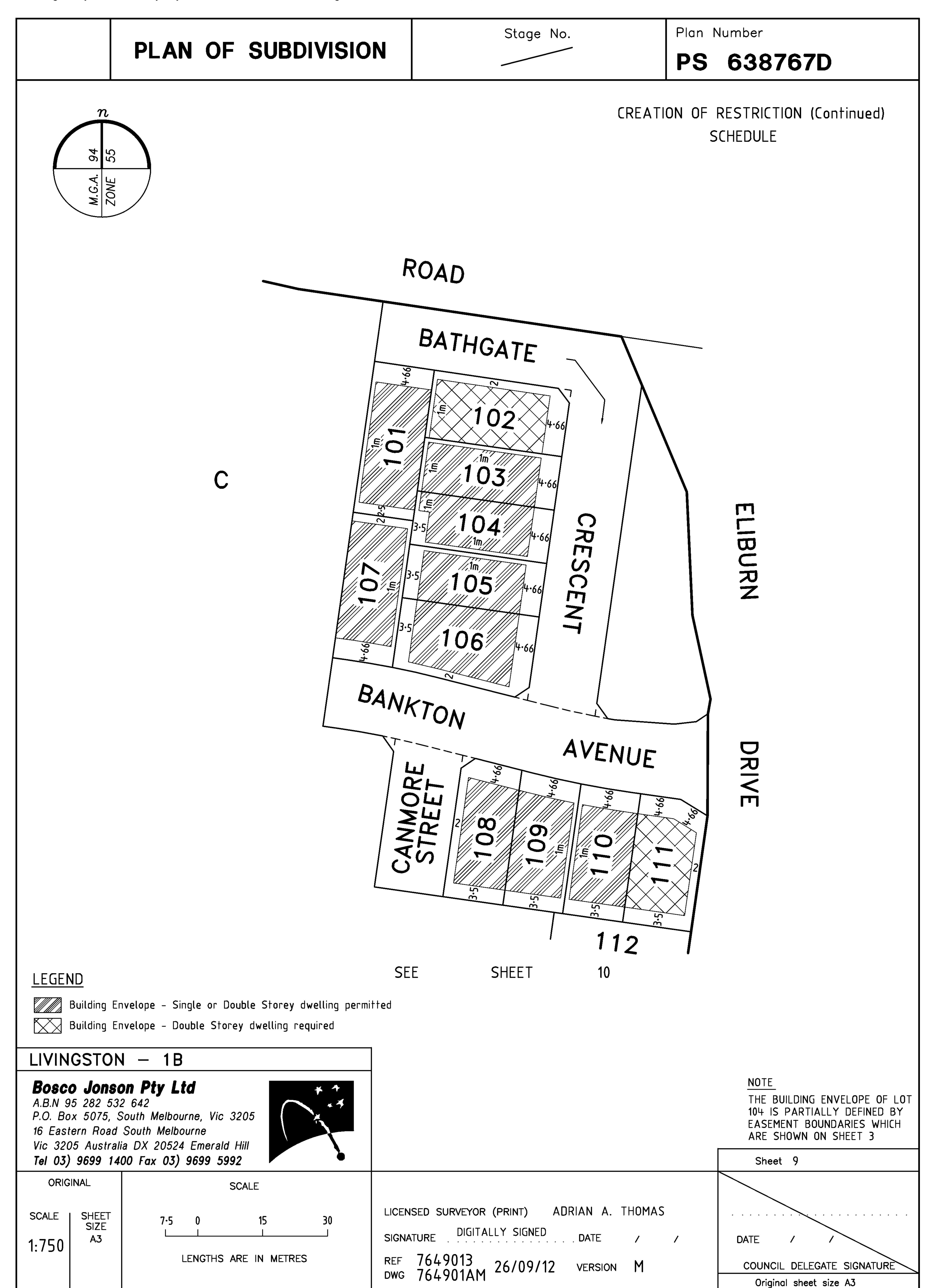
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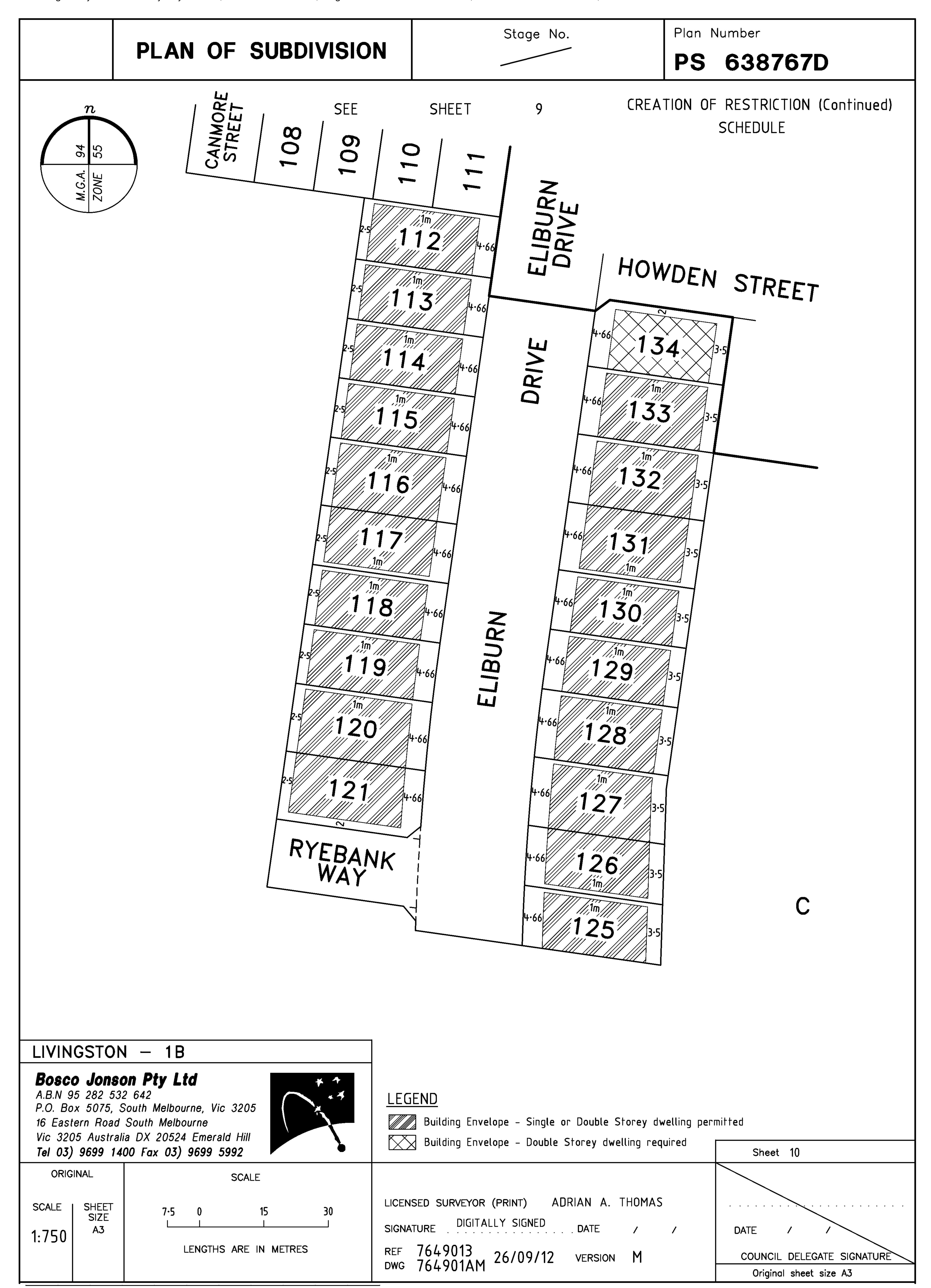
Sheet 8

DATE / /

COUNCIL DELEGATE SIGNATURE

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Plan of Subdivision PS638767D Certifying a New Version of an Existing Plan (Form 11)



SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S012079A

Plan Number: PS638767D

Responsible Authority Name: Casey City Council Responsible Authority Reference Number 1: S40/11

Surveyor's Plan Version: M

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 30/08/2012

Public Open Space

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 C

Digitally signed by Council Delegate: Michele Annette Scarlett

Organisation: Casey City Council

Date: 15/10/2012