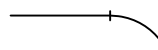


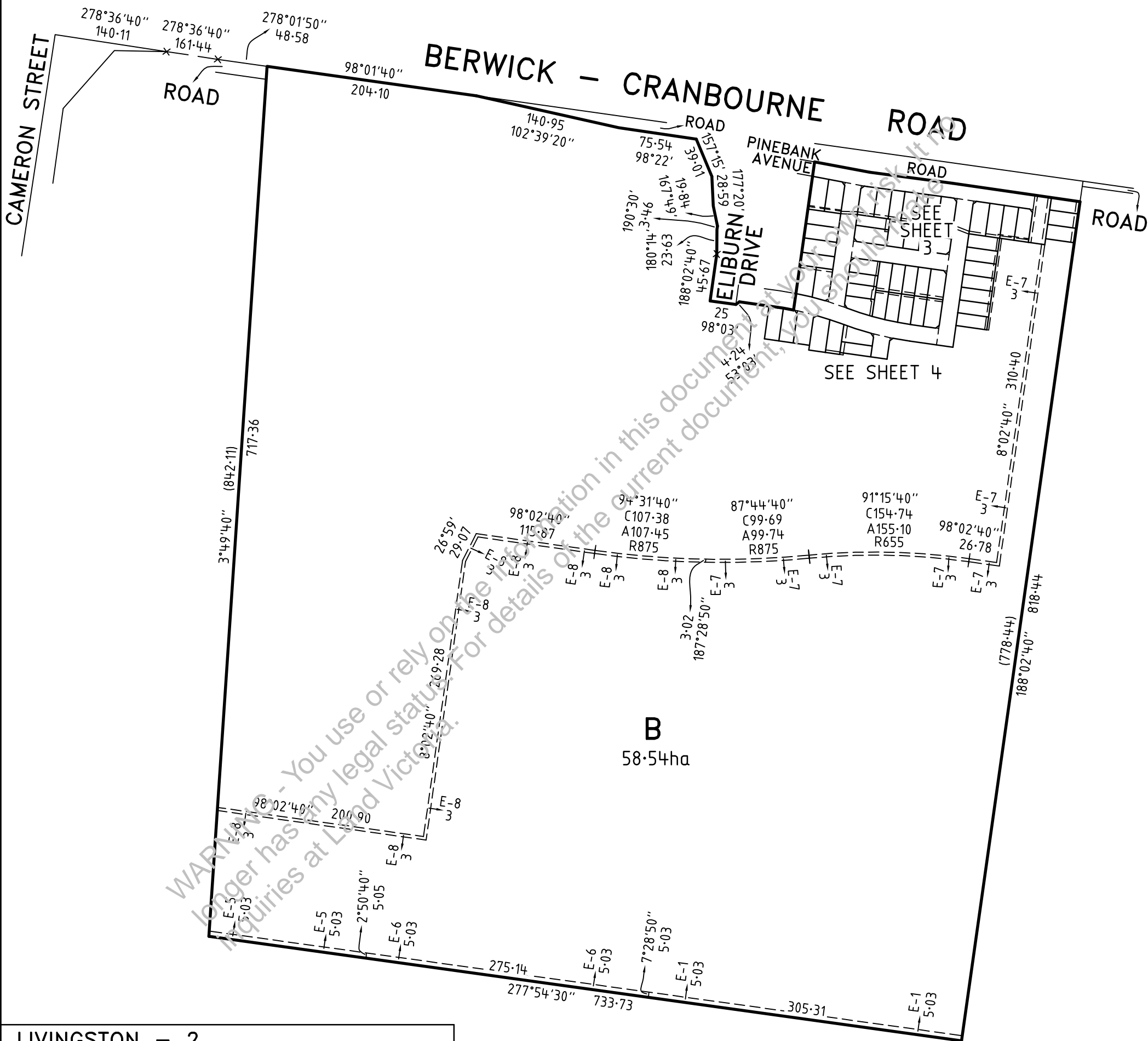
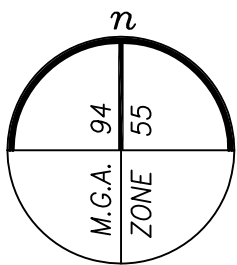
PLAN OF SUBDIVISION		Stage No. <hr/>	LRS use only EDITION	Plan Number PS 641075R	
Location of Land Parish: CRANBOURNE Township: - Section: - Crown Allotment: - Crown Portion: 18 (PART) Title Reference: VOL FOL Last Plan Reference: PS702833M LOT A Postal Address: BERWICK-CRANBOURNE ROAD (at time of subdivision) CRANBOURNE EAST 3977 MGA Co-ordinates E 350 780 Zone: 55 (of approx. centre of land in plan) N 5 779 620		Council Certification and Endorsement Council Name: CASEY CITY COUNCIL Ref: 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage..... Council Delegate Council Seal Date / / Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /			
Vesting of Roads and/or Reserves					
Identifier	Council/Body/Person				
ROAD R1 RESERVE No.1	CASEY CITY COUNCIL CASEY CITY COUNCIL				
Notations					
Staging This is/is not a staged subdivision Planning Permit No. P820/10					
Depth Limitation DOES NOT APPLY LOTS 1 TO 200 (BOTH INCLUSIVE) AND LOT A HAVE BEEN OMITTED FROM THIS PLAN AREA OF LAND SUBDIVIDED (EXCLUDING LOT B) - 3.457ha TANGENT POINTS ARE SHOWN THUS: 					
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					
THIS IS A SPEAR PLAN					
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-2 E-2	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION	
E-3 E-3	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN PS638767D	CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION	
E-4	SEWERAGE	SEE DIAG	PS638767D	SOUTH EAST WATER CORPORATION	
E-5	DRAINAGE	SEE DIAG	LP77145	LOTS ON LP77145	
E-6 E-6	DRAINAGE DRAINAGE	SEE DIAG SEE DIAG	LP66909 LP77145	LOTS ON LP66909 LOTS ON LP77145	
E-7	SEWERAGE	SEE DIAG	C/E	SOUTH EAST WATER CORPORATION	
E-8	SEWERAGE	SEE DIAG	C/E	SOUTH EAST WATER CORPORATION	
E-9	SEWERAGE	SEE DIAG	THIS PLAN	SOUTH EAST WATER CORPORATION	
Assistant Registrar of Titles					
Sheet 1 of 10 sheets					
LIVINGSTON - 2 54 LOTS AND BALANCE LOT B 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		LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS SIGNATURE DIGITALLY SIGNED DATE / / REF 7649023 28/08/12 VERSION G DWG 764902AG			LRS use only Statement of Compliance/ Exemption Statement Received <input type="checkbox"/> Date / / LRS use only PLAN REGISTERED TIME DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 641075R



LIVINGSTON - 2

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ORIGINAL

SCALE

SCALE SHEET SIZE
 1:4000 A3

40 0 80 160

LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS

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REF 7649023 28/08/12 VERSION G
 DWG 764902AG

Sheet 2

DATE / /

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

PLAN OF SUBDIVISION

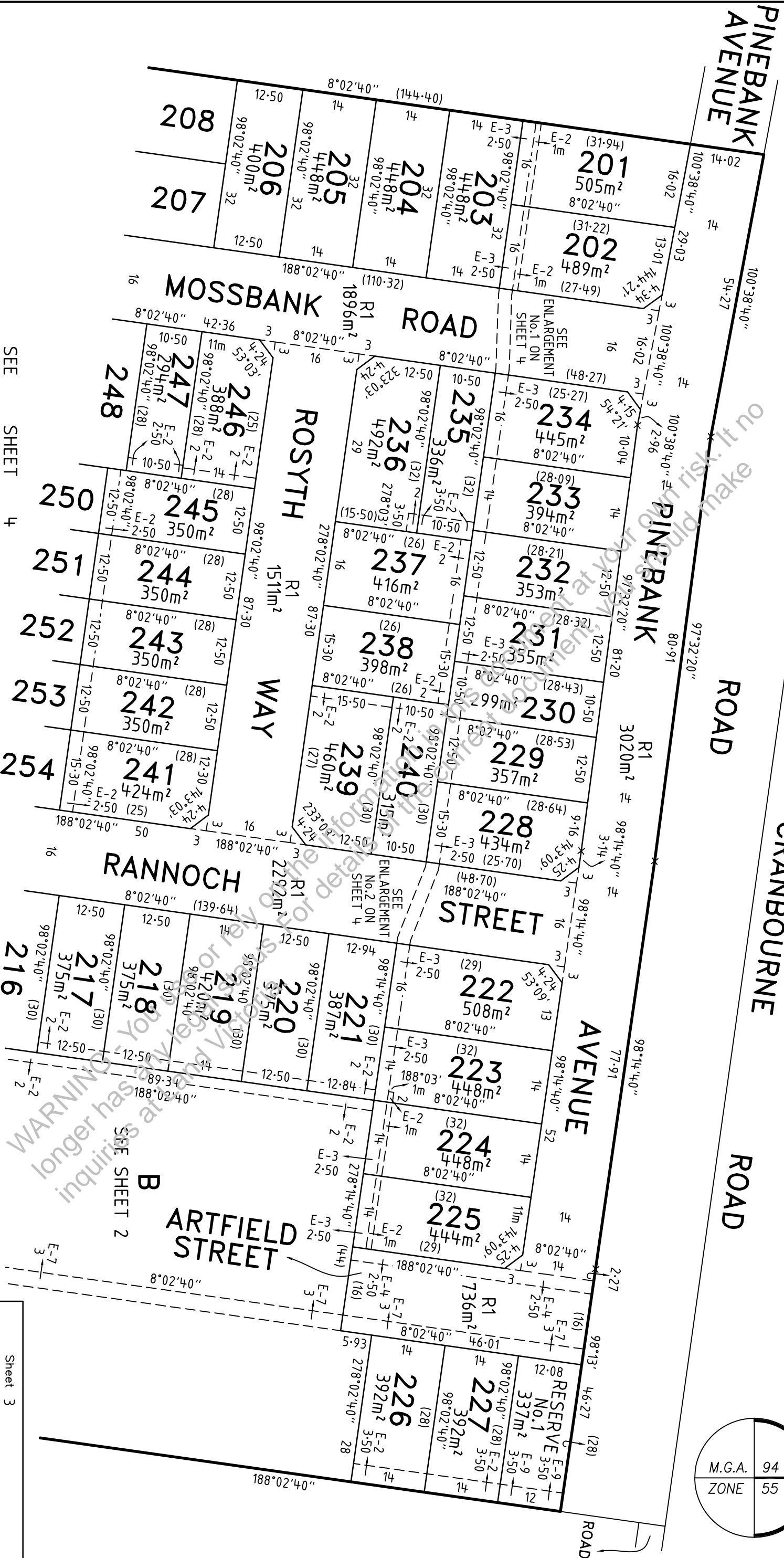
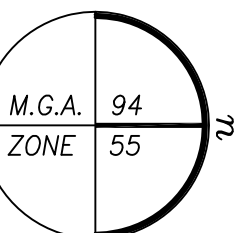
Stage No.

Plan Number

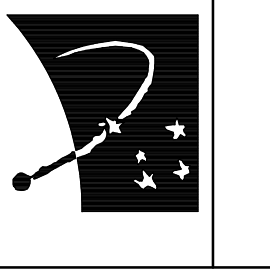
PS 641075R

BERWICK

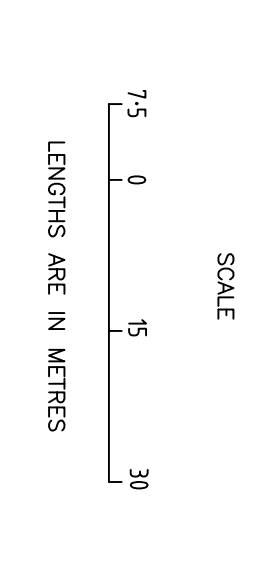
CRANBOURNE



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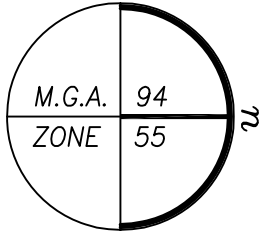


SCALE ORIGINAL
SHEET SIZE A3
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SIGNATURE DIGITALLY SIGNED
REF 7649023
DWG 764902AG
28/08/12 VERSION G

DATE
COUNCIL DELEGATE SIGNATURE



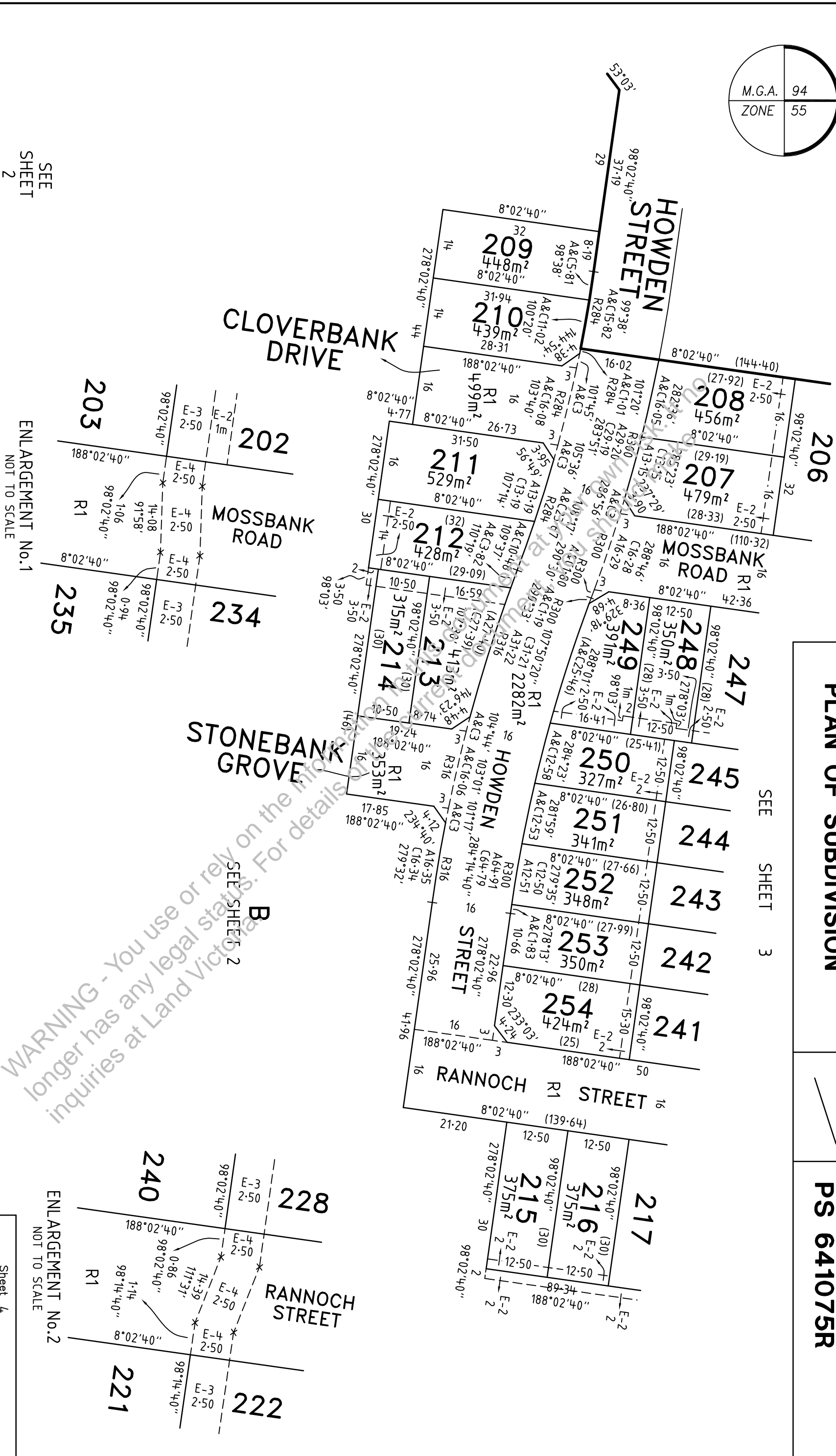
PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 641075R

SEE SHEET 3



SEE SHEET 2

ENLARGEMENT No.1
NOT TO SCALE

ENLARGEMENT No.2
NOT TO SCALE

LIVINGSTON - 2

ORIGINAL

SCALE

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SCALE SHEET SIZE A3

1:750



LICENSED SURVEYOR (PRINT)

ADRIAN A. THOMAS

SIGNATURE DIGITALLY SIGNED

DATE / /

REF 7649023
DWG 764902AG

28/08/12 VERSION G

DATE / /

COUNCIL DELEGATE SIGNATURE

Sheet 4

Sheet 4

PLAN OF SUBDIVISION	Stage No. <hr style="width: 50px; margin: 0 auto;"/>	Plan Number PS 641075R
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CREATION OF RESTRICTION

The following restriction is to be created upon registration of Plan of Subdivision No. PS641075R 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
201	202, 203
202	201, 203
203	201, 202, 204
204	203, 205
205	204, 206
206	205, 207, 208
207	206, 208
208	206, 207
209	210
210	209
211	212
212	211, 213, 214
213	212, 214
214	212, 213
215	216
216	215, 217
217	216, 218
218	217, 219
219	218, 220
220	219, 221
221	220, 222, 223
222	221, 223
223	221, 222, 224
224	223, 225
225	224
226	227
227	226
228	229, 240

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
229	228, 230, 240
230	229, 231, 238, 240
231	230, 232, 237, 238
232	231, 233, 235, 237
233	232, 234, 235
234	233, 235
235	232, 233, 234, 236, 237
236	235, 237
237	231, 232, 235, 236, 238
238	230, 231, 237, 239, 240
239	238, 240
240	228, 229, 230, 238, 239
241	242, 254, 255
242	241, 243, 253, 254
243	242, 244, 252, 253
244	243, 245, 251, 252
245	244, 246, 247, 248, 250, 251
246	245, 247
247	245, 246, 248
248	245, 247, 249, 250
249	248, 250
250	245, 248, 249, 251
251	244, 245, 250, 252
252	243, 244, 251, 253
253	242, 243, 252, 254
254	241, 242, 253, 255
255	241, 254

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 other than on 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;

Building Envelopes

- (c) not construct any building, garage or other structure on the Lot that is outside the building envelope plans on sheets 9 and 10, without further written consent from the Responsible Authority;

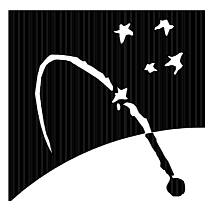
Garage

- (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;

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continued.

ORIGINAL	SCALE		Sheet 5
SCALE	SHEET SIZE A3	 LENGTHS ARE IN METRES	DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3
		LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS SIGNATURE DIGITALLY SIGNED DATE / / REF 7649023 28/08/12 VERSION G DWG 764902AG	

PLAN OF SUBDIVISION	Stage No. <hr style="width: 50px; margin: auto;"/>	Plan Number PS 641075R
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CREATION OF RESTRICTION (CONTINUED)

- (f) Restrictions A(d) to A(e) 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;

Expiry

- (g) The restrictions specified in paragraphs (a) to (f) above (inclusive) shall cease to burden any Lot on the Plan of Subdivision with effect from 25 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 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 c(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;
- (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;

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continued.

ORIGINAL	SCALE	LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS	Sheet 6
SCALE	SHEET SIZE A3	SIGNATURE DIGITALLY SIGNED DATE / /	DATE / /
	LENGTHS ARE IN METRES	REF 7649023 28/08/12 VERSION G	COUNCIL DELEGATE SIGNATURE
			Original sheet size A3

PLAN OF SUBDIVISION	Stage No. <hr style="width: 50px; margin: 0 auto;"/>	Plan Number PS 641075R
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CREATION OF RESTRICTION (CONTINUED)

- (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 rooed 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 building 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

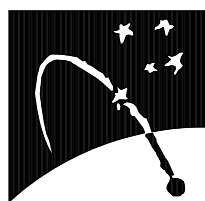
- (bb) build or allow to be built on the Lot any building with a rise of any number of levels other than in accordance with the building envelope plans shown in the Schedule on sheets 9 & 10;

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;

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continued.

ORIGINAL	SCALE	LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS SIGNATURE DIGITALLY SIGNED DATE / / REF 7649023 28/08/12 VERSION G DWG 764902AG	Sheet 7 DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3
SCALE	SHEET SIZE A3 LENGTHS ARE IN METRES		

	PLAN OF SUBDIVISION	Stage No. /	Plan Number PS 641075R
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CREATION OF RESTRICTION (CONTINUED)

Design Plans


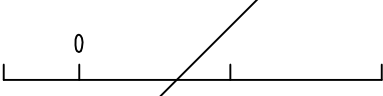
- (dd) enter into any unconditional domestic building contract with a Builder, commence, carry out, erect, construct, permit or alter any development on the Lot without the applicable plans and specifications (including floor plans and elevations and finishes schedules) being first prepared and submitted 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.

WARNING - You use or rely on the information in this document at your own risk. It no longer has any legal status. For details of the current document, you should make inquiries at Land Victoria.

LIVINGSTON - 2				Sheet 8
<p>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</p> 				
ORIGINAL	SCALE	LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS SIGNATURE DIGITALLY SIGNED DATE / / REF 7649023 28/08/12 VERSION G DWG 764902AG		DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3
SCALE	SHEET SIZE A3	 LENGTHS ARE IN METRES		

CREATION OF RESTRICTION (Continued)
SCHEDULE

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 641075R

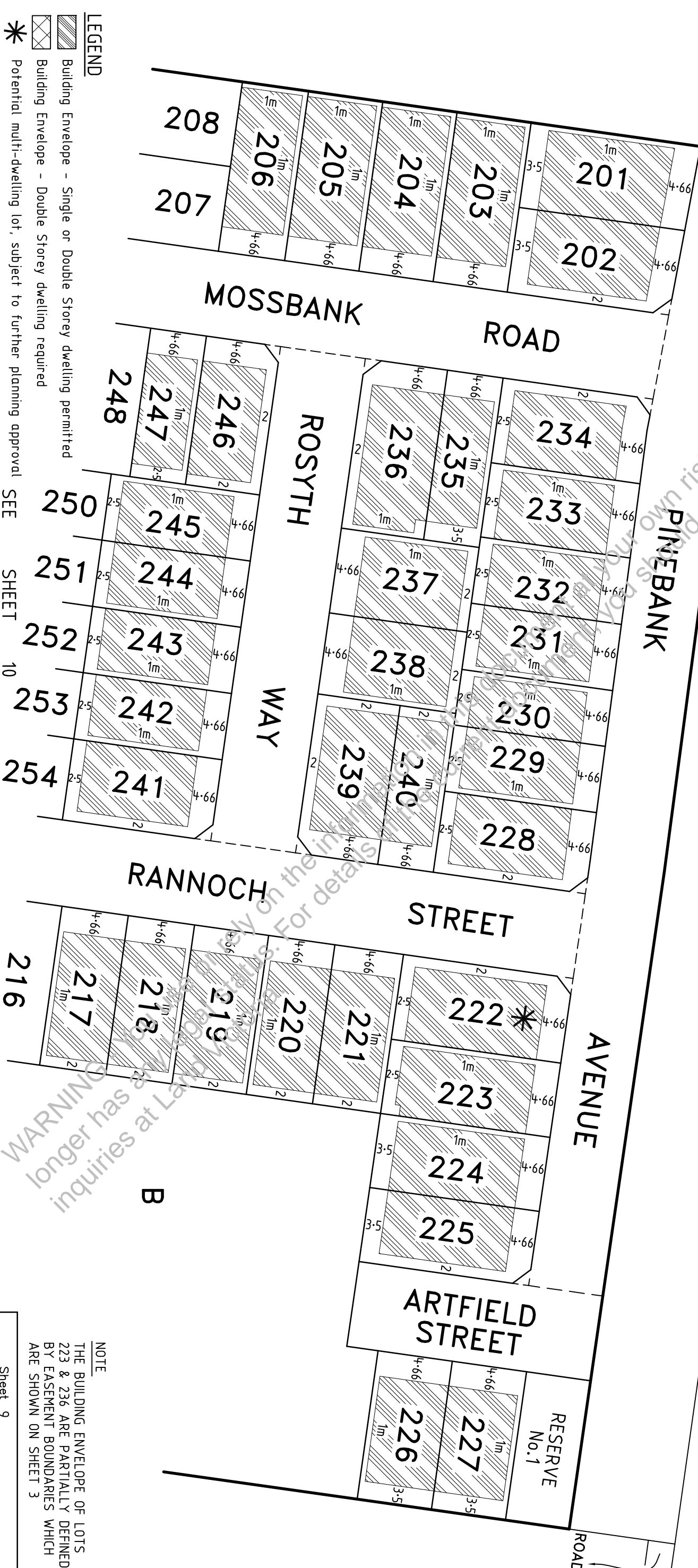
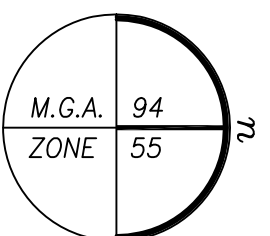
PINEBANK AVENUE

ROAD

ROAD

BERWICK

CRANBOURNE



LEGEND

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

SEE

SHEET

10

SHEET

9

NOTE

THE BUILDING ENVELOPE OF LOTS 223 & 236 ARE PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 3

LIVINGSTON - 2

ORIGINAL

SCALE

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SCALE

1:750

SHEET

A3



LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT)

ADRIAN A. THOMAS

SIGNATURE

DATE

REF 7649023
DWG 764902AG

28/08/12 VERSION G

DATE

COUNCIL DELEGATE SIGNATURE

Sheet 9

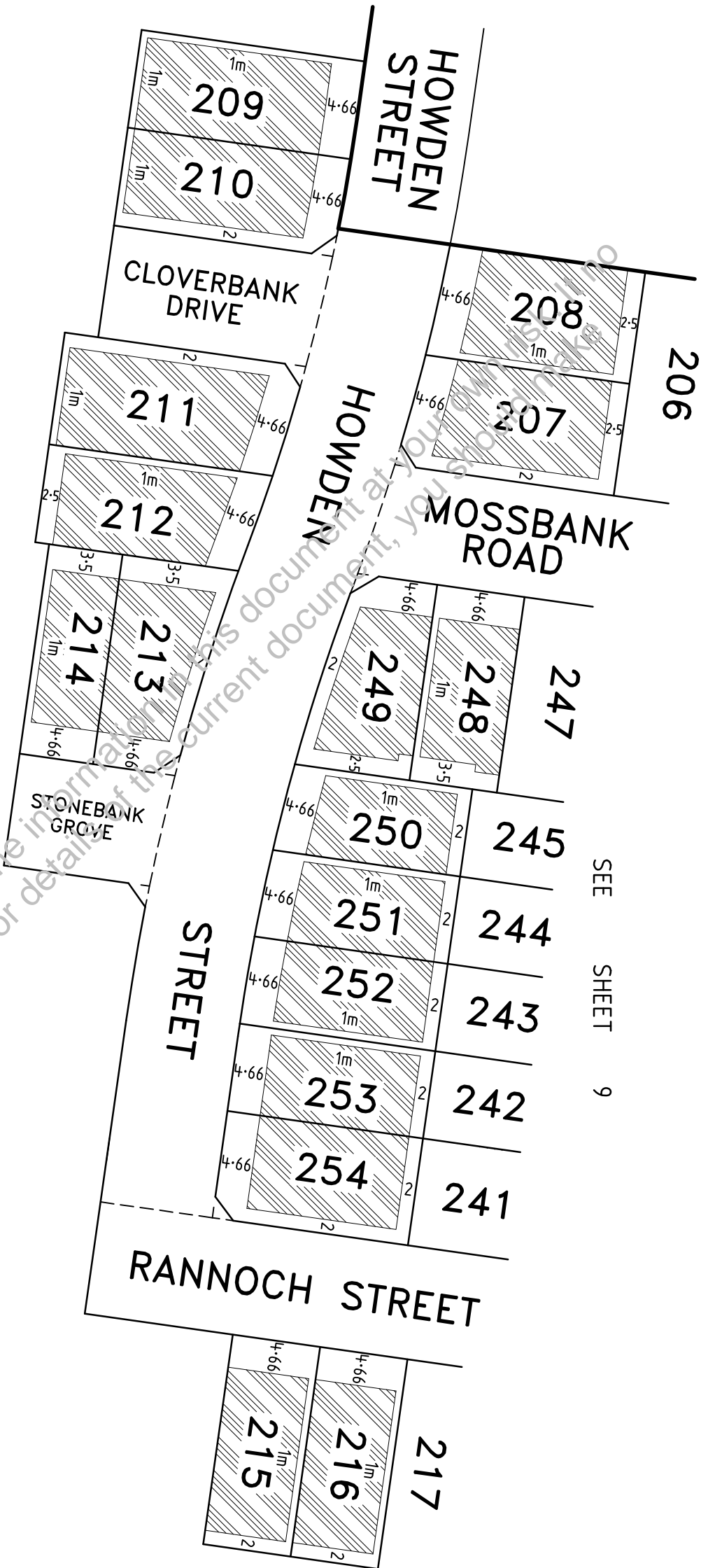
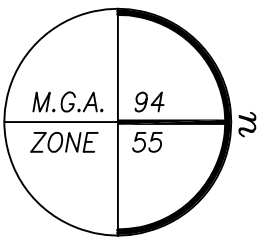
CREATION OF RESTRICTION (Continued)
SCHEDULE

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 641075R



B

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

LIVINGSTON - 2

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ORIGINAL

SCALE SHEET SIZE

1:750 A3

SCALE



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SIGNATURE DIGITALLY SIGNED

REF 7649023 DATE 28/08/12 VERSION G
DWG 764902AG

NOTE
THE BUILDING ENVELOPE OF LOTS 248 & 249 ARE PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 4

Sheet 10

DATE / /
COUNCIL DELEGATE SIGNATURE