#### Doc id: 11423/608 Matter: 26605 033 Search generated on 29/05/2013 at 09:21



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 11423 FOLIO 608

Security no : 124045993947H Produced 29/05/2013 09:22 am

LAND DESCRIPTION

Lot D on Plan of Subdivision 646628X. PARENT TITLE Volume 11384 Folio 574 Created by instrument PS646628X 28/05/2013

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

PEET CRANBOURNE CENTRAL SYNDICATE LTD of LEVEL 3 492 ST KILDA ROAD MELBOURNE VIC 3004

PS646628X 28/05/2013

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AG311038R 23/01/2009

NATIONAL AUSTRALIA BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 Planning and Environment Act 1987

**AJ564158Q** 23/03/2012

AGREEMENT Section 173 Planning and Environment Act 1987

AJ564247R 23/03/2012

DIAGRAM LOCATION

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SEE PS646628X FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

\_\_\_\_\_

NUMBER

STATUS DATE
Registered 28/05/2013 PS646628X (S) PLAN OF SUBDIVISION

DOCUMENT END

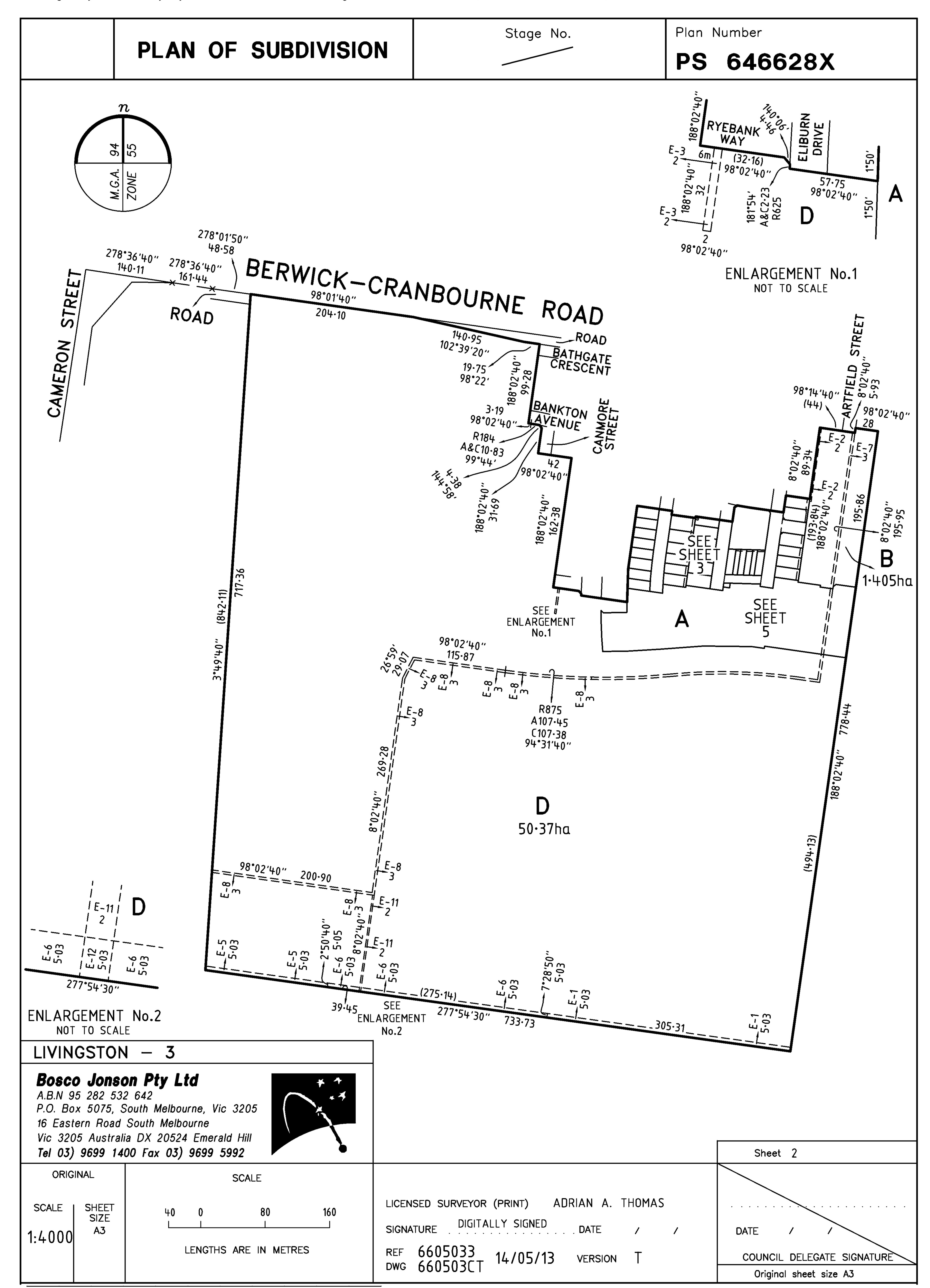
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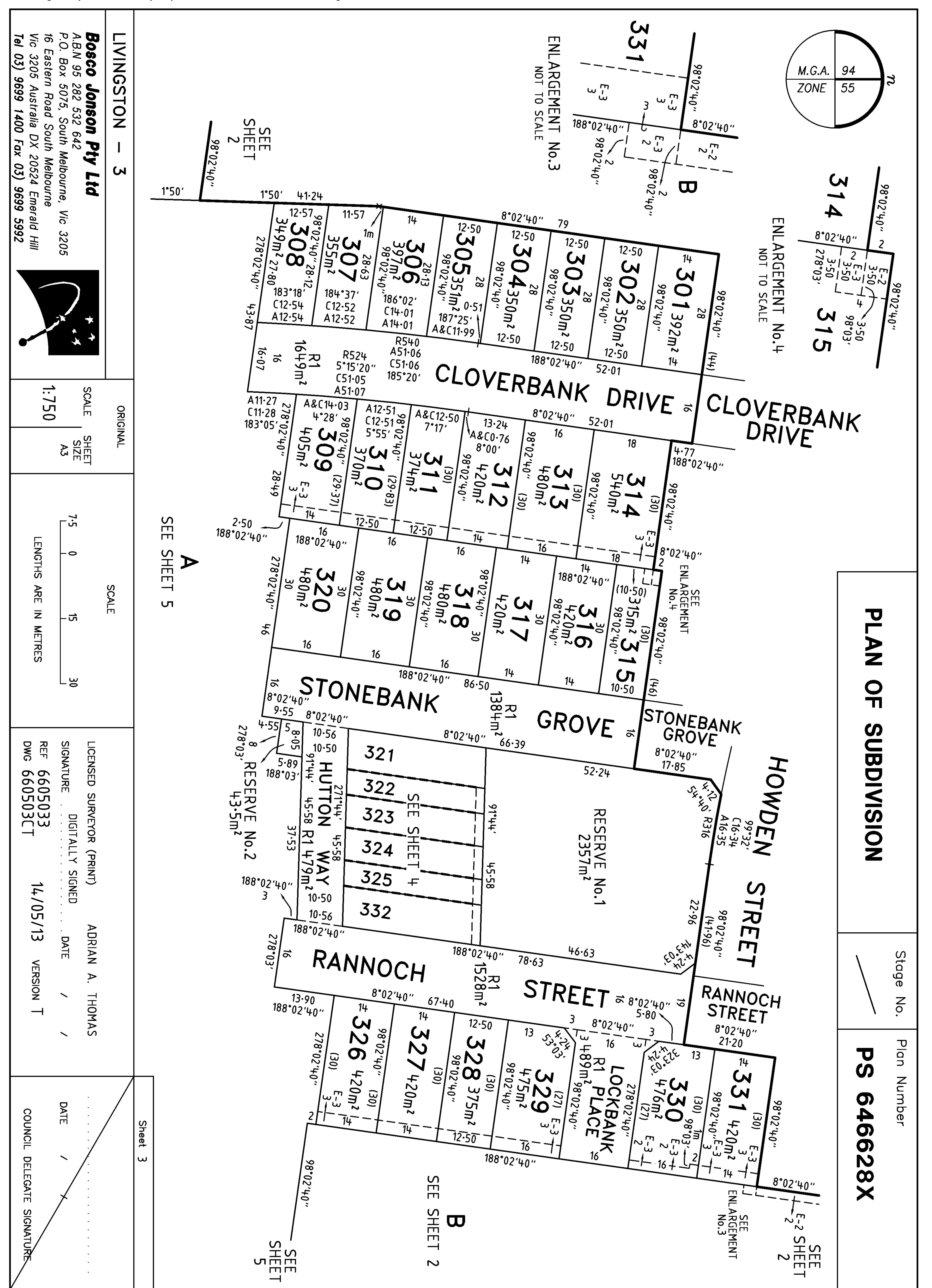
Delivered by LANDATA®. Land Victoria timestamp 29/05/2013 09:22 Page 1 of 11
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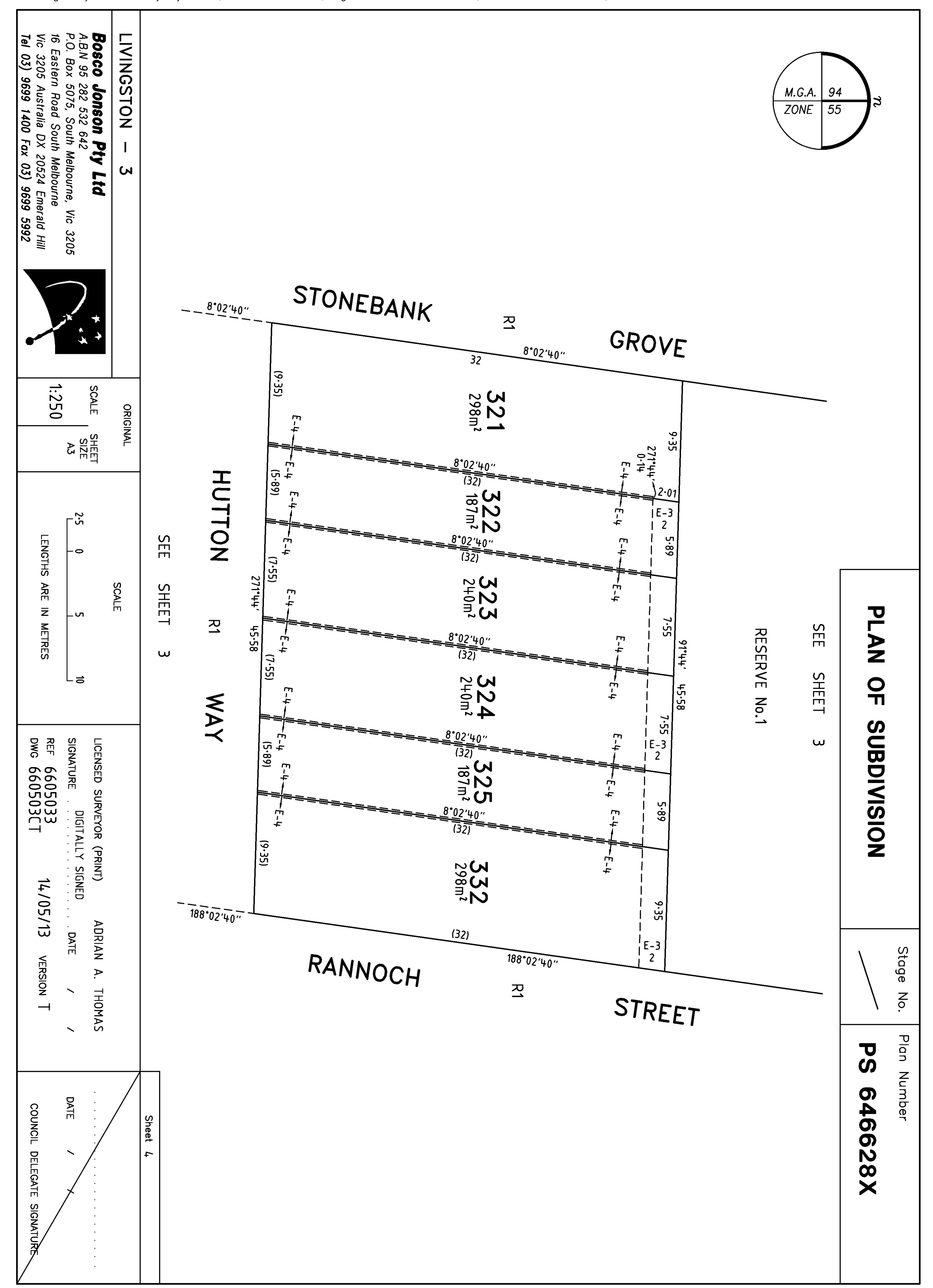
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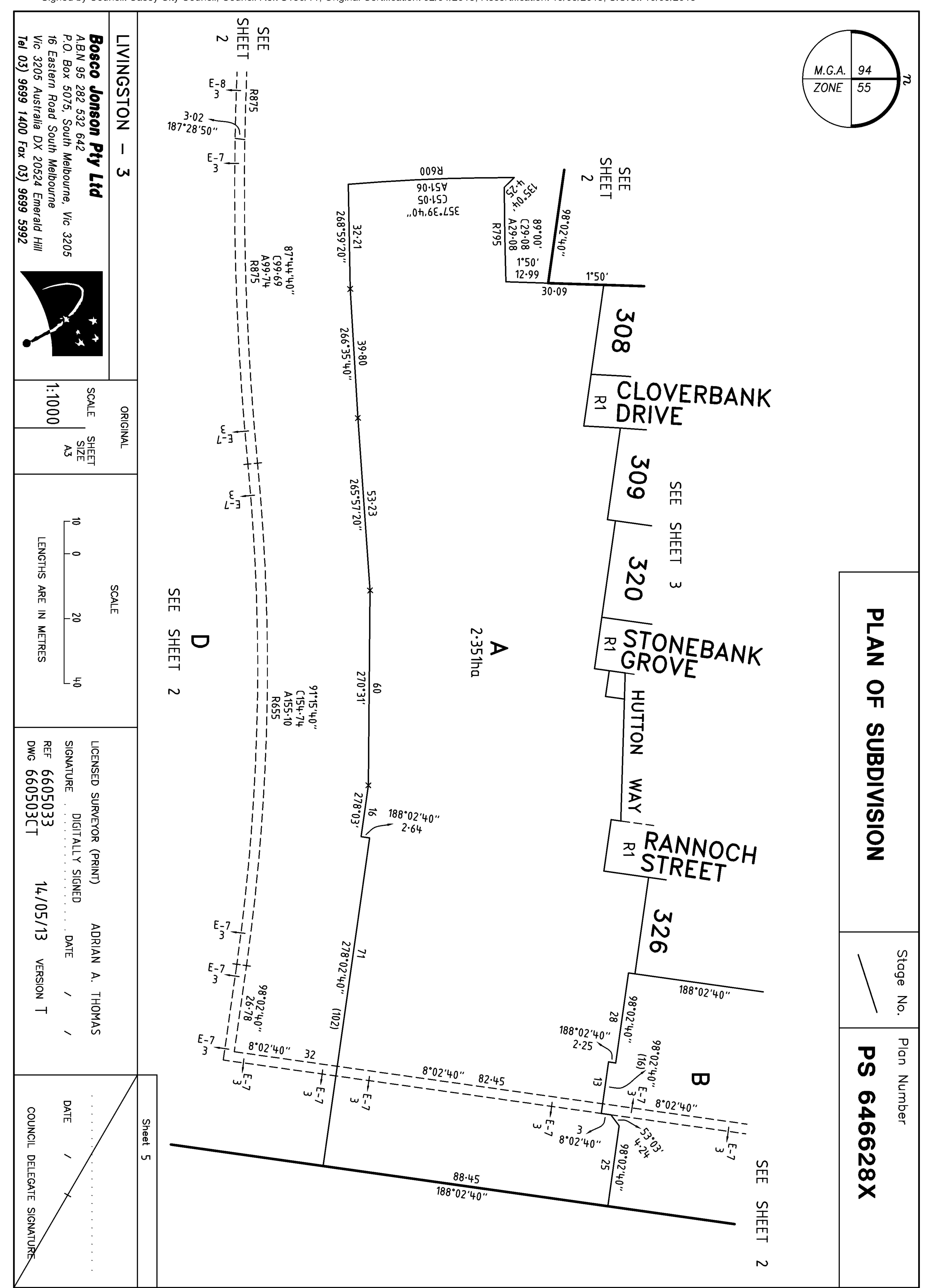
Signed by Council: Casey City Council, Council Ref: S136/11, Original Certification: 02/04/2013, Recertification: 16/05/2013, S.O.C.: 16/05/2013

	PL	LAN OF S	<b>JBDIVIS</b>	ON	Stage No.	EDITION 1		Number 646628X	
Location of Land Parish: CRANBOURNE				Council Certification and Endorsement Council Name: CASEY CITY COUNCIL Ref:					
Township: —			<ol> <li>This plan is certified under section 6 of the Subdivision Act 1988.</li> <li>This plan is certified under section 11(7) of the Subdivision Act 1988.</li> </ol>						
Section:	1 1 _				Date of or	ginal certification under sec	tion 6	/ / ection 21 of the Subdivision Act 1988.	
Crown Alloi Crown Port		- 18 (PART)			OPEN SPACE	-			
Title Reference: VOL 11384 FOL 574			<ul> <li>(i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made.</li> <li>(ii) The requirement has been satisfied.</li> </ul>						
Last Plan I	Referenc	e: PS638767D L	OT C			ment is to be satisfied in S	Stage	*****	
				Council Delegate Council Seal					
Postal Address: BERWICK-CRANBOURNE ROAD  (at time of subdivision) CRANBOURNE EAST 3977					Date				
(	- G. D. G. V. I. G. G. I. J				Re-certified	d under section 11(7) of th	e Subdivisior	Act 1988	
MGA Co-ordinates E 350 760 (of approx. centre of land in plan)			Zor	ne: 55	Council Del				
•		of Roads and	_	<u> </u>	Council Sec Date	ונ / /			
ldentifie		Council/Body							
			TY COUNCIL			Nota	tions		
RESERVE		CASEY CITY SPI ELECTRICI				Staging This //s not a staged subdivision Planning Permit No. P820/10			
					Depth Lim	itation DOES NOT	APPLY		
					LOTS 1 TO 300 (BOTH INCLUSIVE) AND LOT C HAVE BEEN OMITTED FROM THIS PLAN				
					EASEMENTS E-9 & E-10 HAVE BEEN OMITTED FROM THIS PLAN				
-				_	AREA OF LAND	SUBDIVIDED (EXCLUDING LO	TS A, B &	D) - 2·004ha	
					TANGENT POIN	TS ARE SHOWN THUS: ——			
THIS IS A	SPFAR F	PI A N			This survey he	This plan is/i <del>s not</del> based of all the second of the secon	ermanent m	P2495W Tarks no(s) 89, 151, 163, 169, 179, 275 & NIRVANA PARK TRIG	
			Easement	Informo	ation				
Legend: E — Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance					A — A R — E	A — Appurtenant Easement R — Encumbering Easement (Road)  LRS use only			
Subject Land		Purpose	Width (metres)	Origin		Land Benefited/In Favou	r Of	Statement of Compliance/	
E-1	DRAINAG	iE	SEE DIAG	LP669	09 LOTS	S ON LP66909		Exemption Statement	
E-2 E-2	DRAINAGE SEWERAGE		SEE DIAG SEE DIAG	PS641 PS641		EY CITY COUNCIL TH EAST WATER CORPORAT	ION	Received	
E-3 E-3	DRAINAG SEWERA		SEE DIAG SEE DIAG	THIS F		EY CITY COUNCIL TH EAST WATER CORPORAT	ION	Date 20/05/13	
E-4	PARTY WALL		0.14	THIS	PLAN THE	THE RELEVANT ABUTTING LOT ON THIS PLAN		N	
E-5	DRAINAGE		SEE DIAG	LP <b>771</b> <sup>L</sup>	+5 LOTS	S ON LP77145		LRS use only	
E-6 E-6	DRAINAG DRAINAG		SEE DIAG SEE DIAG	LP669 LP771		S ON LP66909 S ON LP77145		PLAN REGISTERED	
E-7	SEWERAGE		SEE DIAG	C/E AJ86	3799G S0U	TH EAST WATER CORPORAT	ION	TIME 5.12 PM	
E-8	SEWERAGE		SEE DIAG	C/E AJ86		SOUTH EAST WATER CORPORATION		DATE 28/05/2013	
E-11	SEWERAGE		SEE DIAG	C/E AK30				RHills	
E-12 E-12 E-12	SEWERAGE DRAINAGE DRAINAGE		SEE DIAG C/E AK30 SEE DIAG LP6699 SEE DIAG LP7714		09 LOTS ON LP66909		Assistant Registrar of Titles		
			JLL DIAU		, , LUI.	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~		Sheet 1 of 10 sheets	
LIVINGSTO 32 LOTS		5 BALANCE LOT	S A. B &	D					
Bosco Jonson Pty Ltd					ISED SURVEYOR (PI		AS		
A.B.N 95 282 532 642 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne  REF						SIGNED DATE /	/	DATE /	
Vic 3205	Australia D	th Melbourne X 20524 Emerald Hill Fax 03) 9699 5992			6605033 660503CT	14/05/13 VERSION	T	COUNCIL DELEGATE SIGNATURE  Original sheet size A3	









#### PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 646628X

#### CREATION OF RESTRICTION

The following restriction is to be created upon registration of Plan of Subdivision No. PS646628X 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
301	302
302	301, 303
303	302, 304
304	303, 305
305	304, 306
306	305, 307
307	306, 308
308	307
309	310, 320
310	309, 311, 319, 320
311	310, 312, 318, 319
312	311, 313, 317, 318
313	312, 314, 316, 317
314	313, 315, 316
315	314, 316
316	313, 314, 315, 317

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
317	312, 313, 316, 318
318	311, 312, 317, 319
319	310, 311, 318, 320
320	309, 310, 319
321	322
322	321, 323
323	322, 324
324	323, 325
325	324, 332
326	327
327	326, 328
328	327, 329
329	328
330	331
331	330
332	325

#### DESCRIPTION OF RESTRICTION

#### RESTRICTION A

The registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision except in the case of Lots 321 to 325 inclusive and Lot 332 shall not:

#### Buildings

- (a) build or allow to be built on the Lot more than one dwelling other than those Lots identified as a multi-dwelling Lot on the attached building envelope plans on sheet 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) construct any building or other structure on the Lot that is outside the building envelope plans on sheet 10, without further written consent from the Responsible Authority;

#### Garage

- (d) build or allow to be built on the Lot any garage that has openings that occupy more than 40% of the width of the Lot frontage, without further written consent from the Responsible Authority;
- (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, without further written consent from the Responsible Authority;

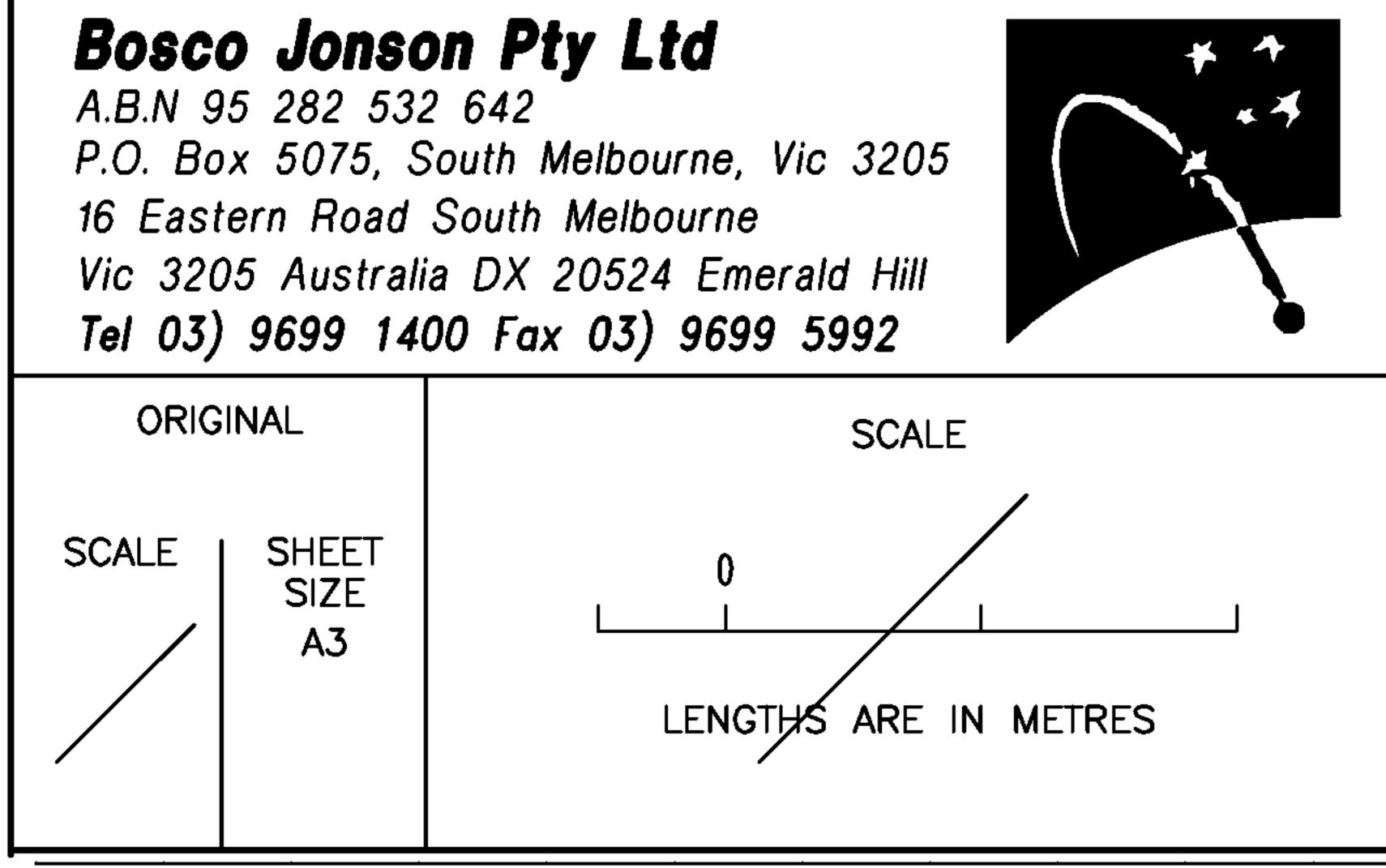
#### Expiry

LIVINGSTON - 3

(f) 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 10;

660503CT

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;



LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS DIGITALLY SIGNED SIGNATURE DATE 6605033

14/05/13 VERSION

Sheet 6 DATE COUNCIL DELEGATE SIGNATURE Original sheet size A3

continued.

#### PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 646628X

#### 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;
- (i) 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;
- (j) build or allow to be built a dwelling house which is of a period reproduction style;
- (k) build or allow to be built a dwelling house with a full face brick facade;
- (I) build or allow to be built a dwelling house containing tinted windows or any leadlight or stained glass features;
- (m) 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;
- (n) 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;
- (o) build or allow to be built a front fence;
- (p) 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;
- (q) build or allow to be built, side and rear boundary fencing which is higher than 1.8m;
- (r) 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;
- (s) build or allow to be built return fencing which is higher than 1.8m or less than 840mm behind the principal building frontage;

#### LIVINGSTON - 3 Bosco Jonson Pty Ltd A.B.N 95 282 532 642 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne continued. Vic 3205 Australia DX 20524 Emerald Hill Tel 03) 9699 1400 Fax 03) 9699 5992 Sheet 7 **ORIGINAL** SCALE ADRIAN A. THOMAS LICENSED SURVEYOR (PRINT) SHEET SCALE SIZE DIGITALLY SIGNED SIGNATURE DATE **A3** DATE LENGTHS ARE IN METRES 6605033 14/05/13 COUNCIL DELEGATE SIGNATURE VERSION 660503CT Original sheet size A3

#### PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 646628X

#### 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;
- ly) allow any plant or machinery or any recreation vehicle or commercial motor vehicle, (including without limitation a caravan, boat, box trailer, boat trailer, and car trailer but excluding motor cycle, motor car, motor station wagon or utility or four wheel drive car registered for use on a highway) to be left or parked on the street or on the lot between the building line and the front boundary or on the nature strip or footpath (unless left or parked on the designated driveway or where left or parked during the normal course of business by visiting tradesperson);
- (z) erect, permit or allow to be erected or to remain erected on the lot any advertisement, hoarding, sign or similar structure and will not permit the lot or any building or buildings constructed thereon to be used for the display of any advertisement, sign or notice provided that this restriction shall not prevent the erection of a signboard that the lot is for sale and shall not prevent the display of the nameplate or light of any medical practitioner, dentist, legal practitioner or other such professional trade or business nameplate;
- (aa) allow any building materials to be delivered or stored on the nature strip or anywhere else outside the title boundary of the lot upon which the dwelling house is being constructed and allow any rubbish to remain unsecured on the lot;

#### Single and Double Storey Construction

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

#### Garage

LIVINGSTON - 3

(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

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;

# 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 SCALE SCALE SHEET SIZE A3 LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS

SIGNATURE DIGITALLY SIGNED DATE

REF 6605033 14/05/13 VERSION DWG 660503CT

Sheet 8

DATE / /

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

continued.

#### PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 646628X

#### CREATION OF RESTRICTION (CONTINUED)

#### 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.

## 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

ORIGINAL SCALE

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SIGNATURE DIGITALLY SIGNED DATE /

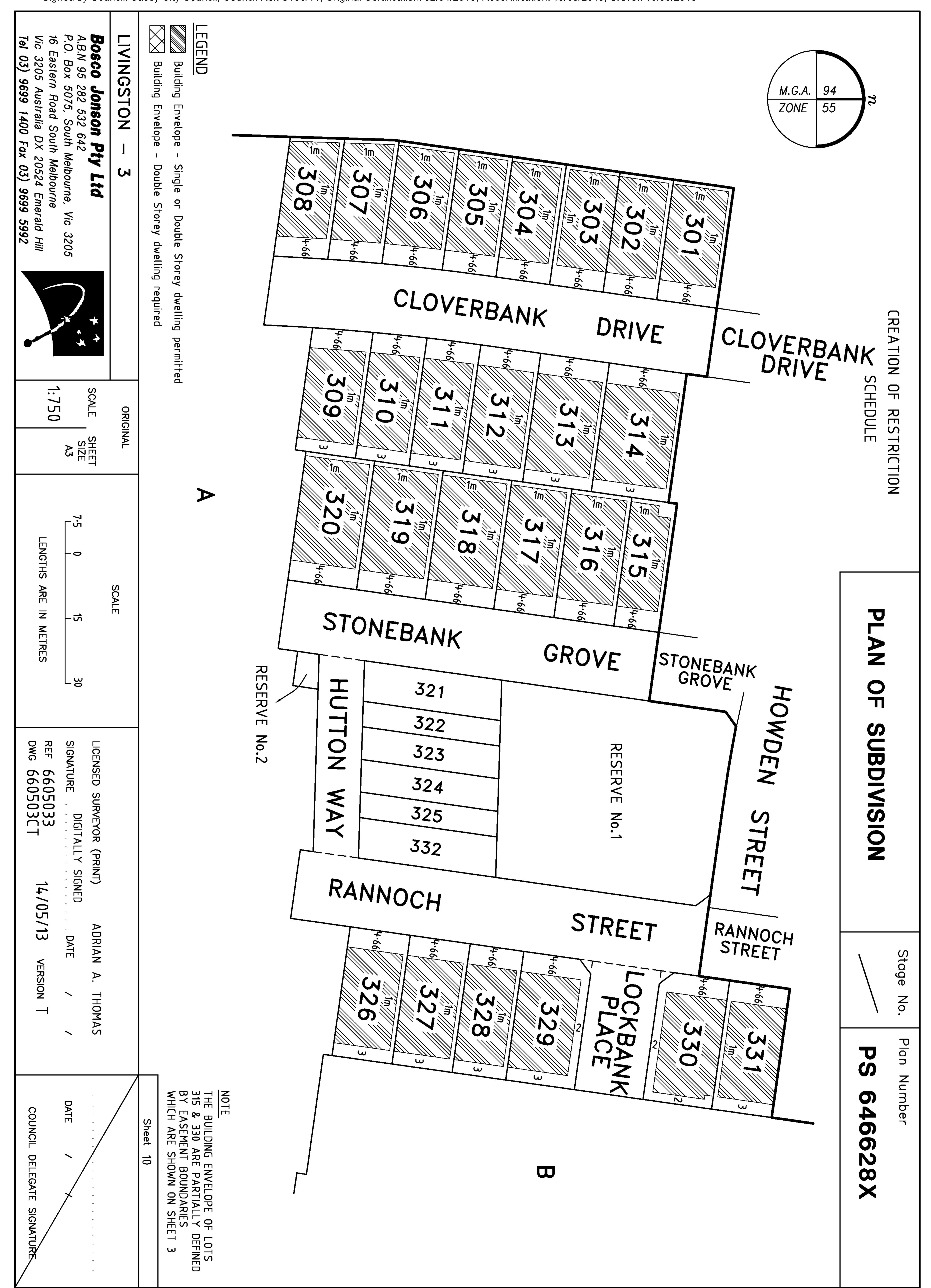
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Sheet 9

DATE / /

COUNCIL DELEGATE SIGNATURE

Original sheet size A3



### Plan of Subdivision PS646628X Certifying a New Version of an Existing Plan concurrently with Statement of Compliance (Form 12)



SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S014413H

Plan Number: PS646628X

Responsible Authority Name: Casey City Council Responsible Authority Reference Number 1: S136/11

Surveyor's Plan Version: T

#### Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 02/04/2013

#### **Statement of Compliance**

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

#### **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

Digitally signed by Council Delegate: Michele Annette Scarlett

Organisation: Casey City Council

Date: 16/05/2013

Signed by: Michele Annette Scarlett (Casey City Council) 16/05/2013