

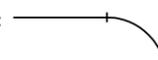
# PLAN OF SUBDIVISION

LV use only  
**EDITION**

Plan Number  
**PS 731946J**

Location of Land  
Parish: CRANBOURNE  
Township: -  
Section: -  
Crown Allotment: -  
Crown Portion: 18 (PART)  
Title Reference: VOL FOL  
Last Plan Reference: LOT L ON PS724889J  
Postal Address: ELIBURN DRIVE  
(at time of subdivision) CRANBOURNE EAST 3977  
MGA 94 Co-ordinates E 350 750  
(of approx. centre of land in plan) N 5 779 550 Zone: 55

Council Name: CASEY CITY COUNCIL  
Council Ref:

Vesting of Roads and/or Reserves		Notations	
Identifier	Council/Body/Person	Staging	
ROAD R1 RESERVE No.1 RESERVE No.2	CASEY CITY COUNCIL CASEY CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD (ABN 91 064 651 118)	This <del>is</del> is not a staged subdivision Planning Permit No. PInA00245/12	
<b>OTHER PURPOSE OF PLAN</b> TO REMOVE THE WHOLE OF SEWERAGE EASEMENT E-7 ON PS724889J (NOW CONTAINED IN ELMSLIE DRIVE ON THIS PLAN). TO REMOVE THOSE PARTS OF EASEMENTS E-8, E-10 AND E-14 ON PS724889J NOW CONTAINED IN ELMSLIE DRIVE AND NEWINGTON DRIVE ON THIS PLAN.		<b>Depth Limitation DOES NOT APPLY</b> <b>Survey</b> This plan is/ <del>is not</del> 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	
<b>AGREEMENT BY ALL INTERESTED PARTIES</b>		TANGENT POINTS ARE SHOWN THUS: 	
		LOTS 1 TO 800, A TO L AND O (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN	
		AREA OF LAND SUBDIVIDED (EXCLUDING LOT M) - 5.818ha	

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	DRAINAGE	SEE DIAG	PS711366R	CASEY CITY COUNCIL
E-2	SEWERAGE	SEE DIAG	PS711366R	SOUTH EAST WATER CORPORATION
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	THIS PLAN	CASEY CITY COUNCIL
E-7	SEWERAGE	SEE DIAG	THIS PLAN	SOUTH EAST WATER CORPORATION
E-8	SEWERAGE	SEE DIAG	C/E AJ863799G	SOUTH EAST WATER CORPORATION
E-9	DRAINAGE	SEE DIAG	PS646628X	CASEY CITY COUNCIL
E-9	SEWERAGE	SEE DIAG	PS646628X	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
		CONTINUED	ON SHEET 2	

<b>LIVINGSTON - 8</b> <b>33 LOTS AND BALANCE LOTS M, N &amp; P</b>  <b>Bosco Jonson Pty Ltd</b> 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 (PRINT) ADRIAN A. THOMAS	Sheet 1 of 14 sheets
		SIGNATURE ..... DIGITALLY SIGNED ..... DATE / /	Original sheet size A3
		REF 26605083 11/09/15 VERSION Q DWG 2660508AQ	

# PLAN OF SUBDIVISION

Plan Number

**PS 731946J**

## 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-13 E-13 E-13 E-13	SUPPLY OF WATER BY PIPELINE DRAINAGE DRAINAGE SUPPLY OF GAS	SEE DIAG SEE DIAG SEE DIAG SEE DIAG	PS711385M LP66909 LP77145 PS711385M	SOUTH EAST WATER CORPORATION LOTS ON LP66909 LOTS ON LP77145 VIC GAS DISTRIBUTION PTY LTD
E-14 E-14 E-14	SEWERAGE SUPPLY OF WATER BY PIPELINE SUPPLY OF GAS	SEE DIAG SEE DIAG SEE DIAG	C/E AJ863799G PS711385M PS711385M	SOUTH EAST WATER CORPORATION SOUTH EAST WATER CORPORATION VIC GAS DISTRIBUTION PTY LTD
E-15 E-15	SEWERAGE DRAINAGE	SEE DIAG SEE DIAG	PS711385M PS711385M	SOUTH EAST WATER CORPORATION CASEY CITY COUNCIL
E-16	SEWERAGE	SEE DIAG	THIS PLAN	SOUTH EAST WATER CORPORATION
E-17	DRAINAGE	SEE DIAG	THIS PLAN	CASEY CITY COUNCIL
E-18	SEWERAGE	SEE DIAG	C/E AL956229R	SOUTH EAST WATER CORPORATION
E-19 E-19	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	LP66909 C/E AL956229R	LOTS ON LP66909 SOUTH EAST WATER CORPORATION

LIVINGSTON – 8

Sheet 2

**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 (PRINT) ADRIAN A. THOMAS

SIGNATURE ..... DIGITALLY SIGNED ..... DATE / /

REF 26605083 11/09/15 VERSION Q  
DWG 2660508AQ

Original sheet size A3





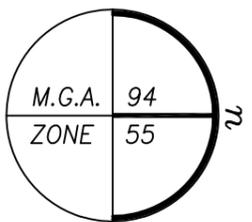


SEE SHEET 4

# PLAN OF SUBDIVISION

Plan Number  
**PS 731946J**

NEWINGTON DRIVE



SEE SHEET 5

FLIBURN DRIVE

830  
831

1.004ha  
R1

DRIVE

SEE SHEET 3

1.343ha  
N

FLIBURN DRIVE

SEE SHEET 3

ELMSLIE DRIVE

SEE SHEET 3

ENLARGEMENT No.6  
NOT TO SCALE

ENLARGEMENT No.6  
NOT TO SCALE

LIVINGSTON - 8

ORIGINAL

SCALE

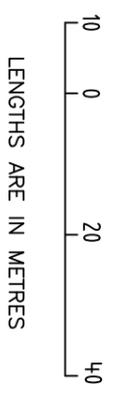
Sheet 6

**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



SCALE SHEET SIZE  
1:1000 A3



LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS  
SIGNATURE . . . . . DATE / /  
REF 26605083 11/09/15 VERSION Q  
DWG 2660508AQ

# PLAN OF SUBDIVISION

Plan Number

**PS 731946J**

## CREATION OF RESTRICTION 1

The following restriction is to be created upon registration of Plan of Subdivision No. PS731946J 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
801	802
802	801, 803
803	802, 804
804	803, 805
805	804, 806, 807
807	805, 806, 832
808	809
809	808
810	811
811	810, 812
812	811, 813
813	812, 814
814	813, 815
815	814, 816
816	815, 817, 818
818	816, 817, 833
819	820
820	819, 821
821	820, 822, 824

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
822	821, 823, 824
823	822, 824
824	821, 822, 823, 825
825	824, 826
826	825, 827
827	826, 828
828	827
829	828
830	831
831	830

## 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 11 and 12;
- (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 any building or other structure on the Lot that is outside the building envelope plans on sheets 11 & 12, without further written consent from the Responsible Authority;

#### Garage

- (e) except in the case of a lot with an area less than 250m<sup>2</sup> 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 250m<sup>2</sup> 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

- (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 11 and 12;
- (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 25 years from the date of registration;

## LIVINGSTON – 8

### **Bosco Jonson Pty Ltd**

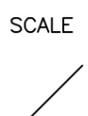
A.B.N 15 169 138 827  
 P.O. Box 5075, South Melbourne, Vic 3205  
 16 Eastern Road South Melbourne  
 Vic 3205 Australia  
 Tel 03) 9699 1400 Fax 03) 9699 5992

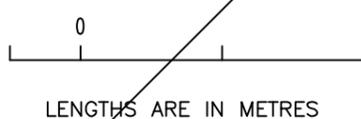


continued.

ORIGINAL

SCALE

SCALE SHEET SIZE  
 A3

0  
  
 LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS

SIGNATURE DIGITALLY SIGNED DATE / /

REF 26605083 11/09/15 VERSION Q  
 DWG 2660508AQ

Sheet 7

# PLAN OF SUBDIVISION

Plan Number

**PS 731946J**

## CREATION OF RESTRICTION 1 (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 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;
- (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;

LIVINGSTON – 8

**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



continued.

ORIGINAL	SCALE	LIVINGSTON SURVEYOR (PRINT) ADRIAN A. THOMAS	Sheet 8
SCALE	<p>LENGTHS ARE IN METRES</p>	SIGNATURE . . . . . DIGITALLY SIGNED . . . . . DATE / /	
SHEET SIZE		REF 26605083 11/09/15 VERSION Q	
A3		DWG 2660508AQ	

# PLAN OF SUBDIVISION

Plan Number

**PS 731946J**

## CREATION OF RESTRICTION 1 (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 20m<sup>2</sup> 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;

### 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 11 and 12;

### 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 Livingston and then only in compliance with any condition (consistent with any restrictions affecting the Lot) imposed by Livingston in respect of that approval;

LIVINGSTON – 8

**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



continued.

ORIGINAL		SCALE	LIVINGSTON – 8		Sheet 9
SCALE	SHEET SIZE		LICENSED SURVEYOR (PRINT)	ADRIAN A. THOMAS	
	A3	LENGTHS ARE IN METRES	SIGNATURE	DIGITALLY SIGNED	
			DATE	/ /	
			REF	26605083	11/09/15
			DWG	2660508AQ	VERSION Q

# PLAN OF SUBDIVISION

Plan Number

**PS 731946J**

## CREATION OF RESTRICTION 1 (CONTINUED)

### Expiry

- (ee) The restrictions specified in paragraphs (v) 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;

## RESTRICTION C

The registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

- (a) 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 11 and 12 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;
- (b) The restriction specified in paragraph (a) shall cease to burden any Lot on the Plan of Subdivision with effect from 25 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.

LIVINGSTON – 8

### **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

SCALE

SHEET  
SIZE

A3



LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS

SIGNATURE . . . . . DIGITALLY SIGNED . . . . . DATE / /

REF 26605083 11/09/15 VERSION Q  
DWG 2660508AQ

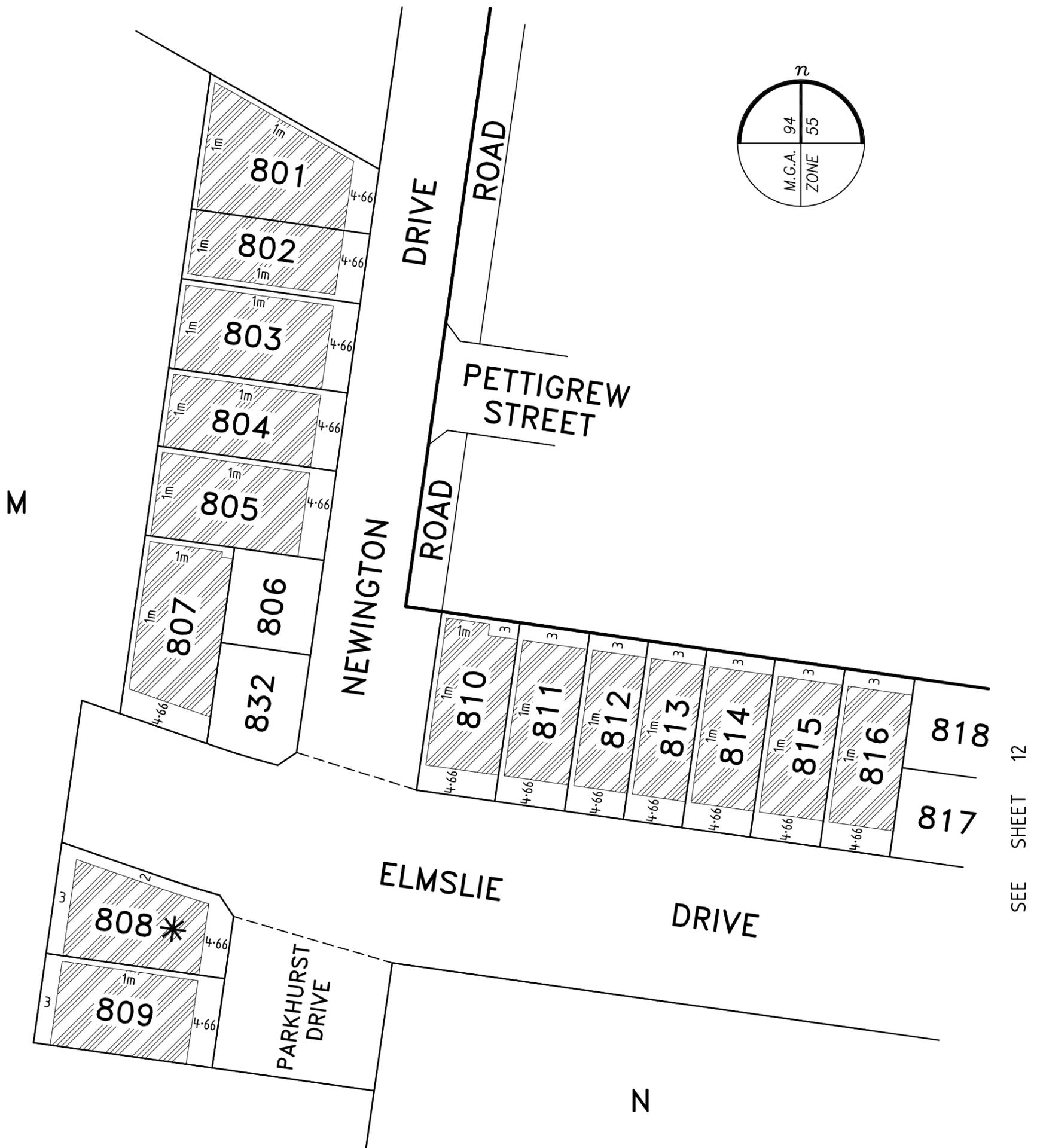
Sheet 10

# PLAN OF SUBDIVISION

Plan Number

**PS 731946J**

## CREATION OF RESTRICTION 1 SCHEDULE



SEE SHEET 12

LIVINGSTON - 8

**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



**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

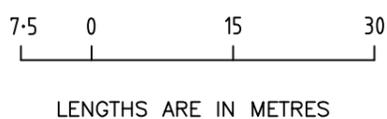
**NOTE**

THE BUILDING ENVELOPES OF LOT 807 AND 810 ARE PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 4

ORIGINAL

SCALE

SCALE SHEET SIZE  
1:750 A3



LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS

SIGNATURE DIGITALLY SIGNED DATE / /

REF 26605083 11/09/15 VERSION Q  
DWG 2660508AQ

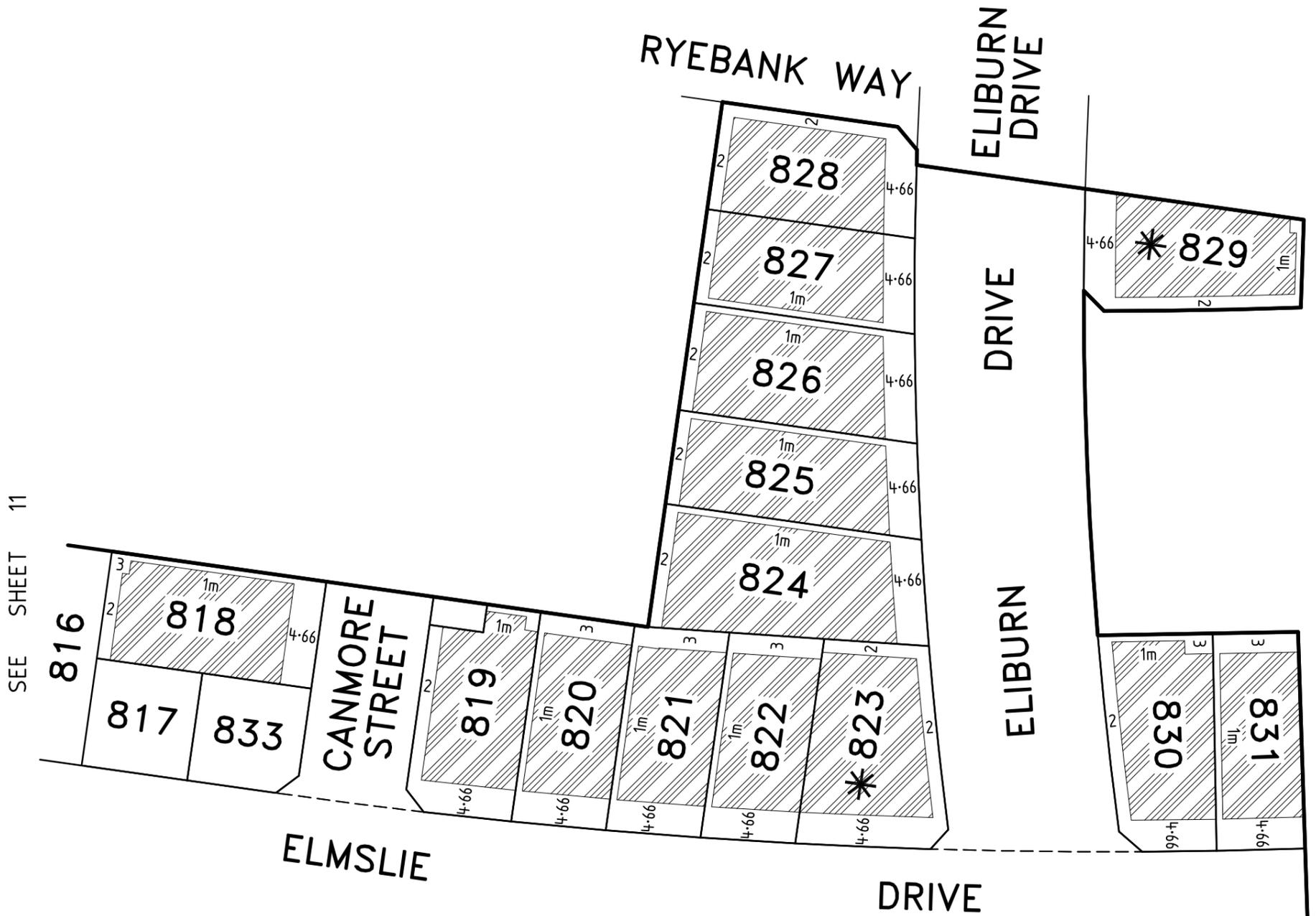
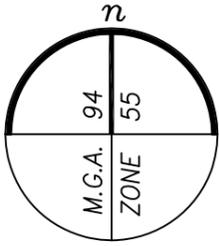
Sheet 11

# PLAN OF SUBDIVISION

Plan Number

**PS 731946J**

## CREATION OF RESTRICTION 1 SCHEDULE



### 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 - 8

#### **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



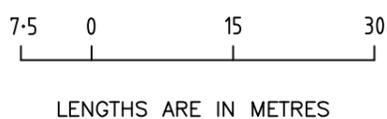
### NOTE

THE BUILDING ENVELOPES OF LOTS 818, 819, 821, 829 AND 830 ARE PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 5

ORIGINAL

SCALE

SCALE SHEET SIZE  
1:750 A3



LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS

SIGNATURE DIGITALLY SIGNED DATE / /

REF 26605083 11/09/15 VERSION Q  
DWG 2660508AQ

Sheet 12

# PLAN OF SUBDIVISION

Plan Number

**PS 731946J**

## CREATION OF RESTRICTION 2

The following restriction is to be created upon registration of Plan of Subdivision No. PS731946J 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
806	805, 807, 832
817	816, 818, 833
832	806, 807
833	817, 818

## DESCRIPTION OF RESTRICTION D

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 Peet Cranbourne Central Syndicate Limited 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 14 and profile diagrams on PS731946J 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 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

- (h) the restrictions in paragraphs a) and g) 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 b), c), d), e) and f) shall cease to burden any Lot on the Plan of Subdivision after the issue of a certificate of occupancy for the whole dwelling on the Lot.

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 – 8

### Bosco Jonson Pty Ltd

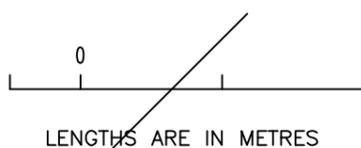
A.B.N 15 169 138 827  
P.O. Box 5075, South Melbourne, Vic 3205  
16 Eastern Road South Melbourne  
Vic 3205 Australia  
Tel 03) 9699 1400 Fax 03) 9699 5992



ORIGINAL

SCALE

SCALE  
SHEET SIZE  
A3



LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS

SIGNATURE . . . . . DIGITALLY SIGNED . . . . . DATE / /

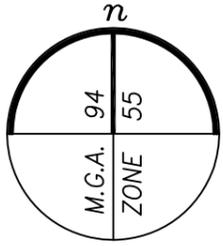
REF 26605083 11/09/15 VERSION Q  
DWG 2660508AQ

Sheet 13

# PLAN OF SUBDIVISION

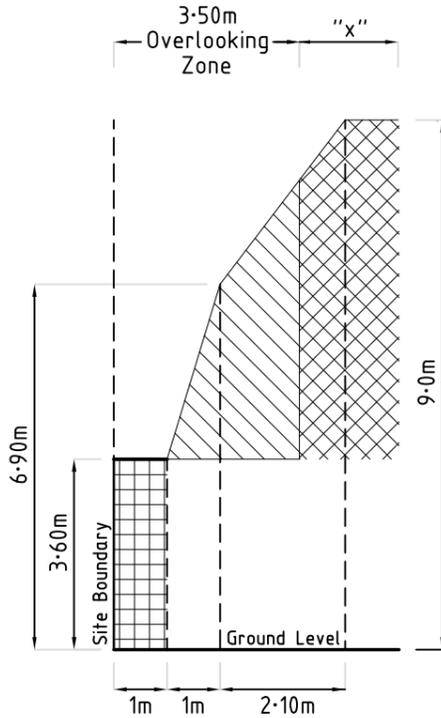
Plan Number

**PS 731946J**

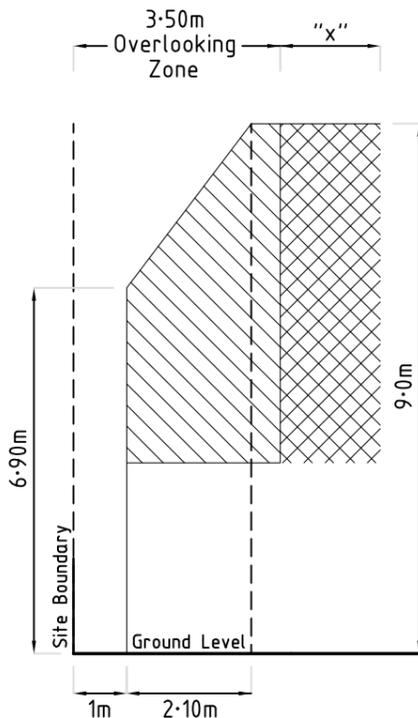


## CREATION OF RESTRICTION 2 (CONTINUED) SCHEDULE

### PROFILE DIAGRAMS NOT TO SCALE

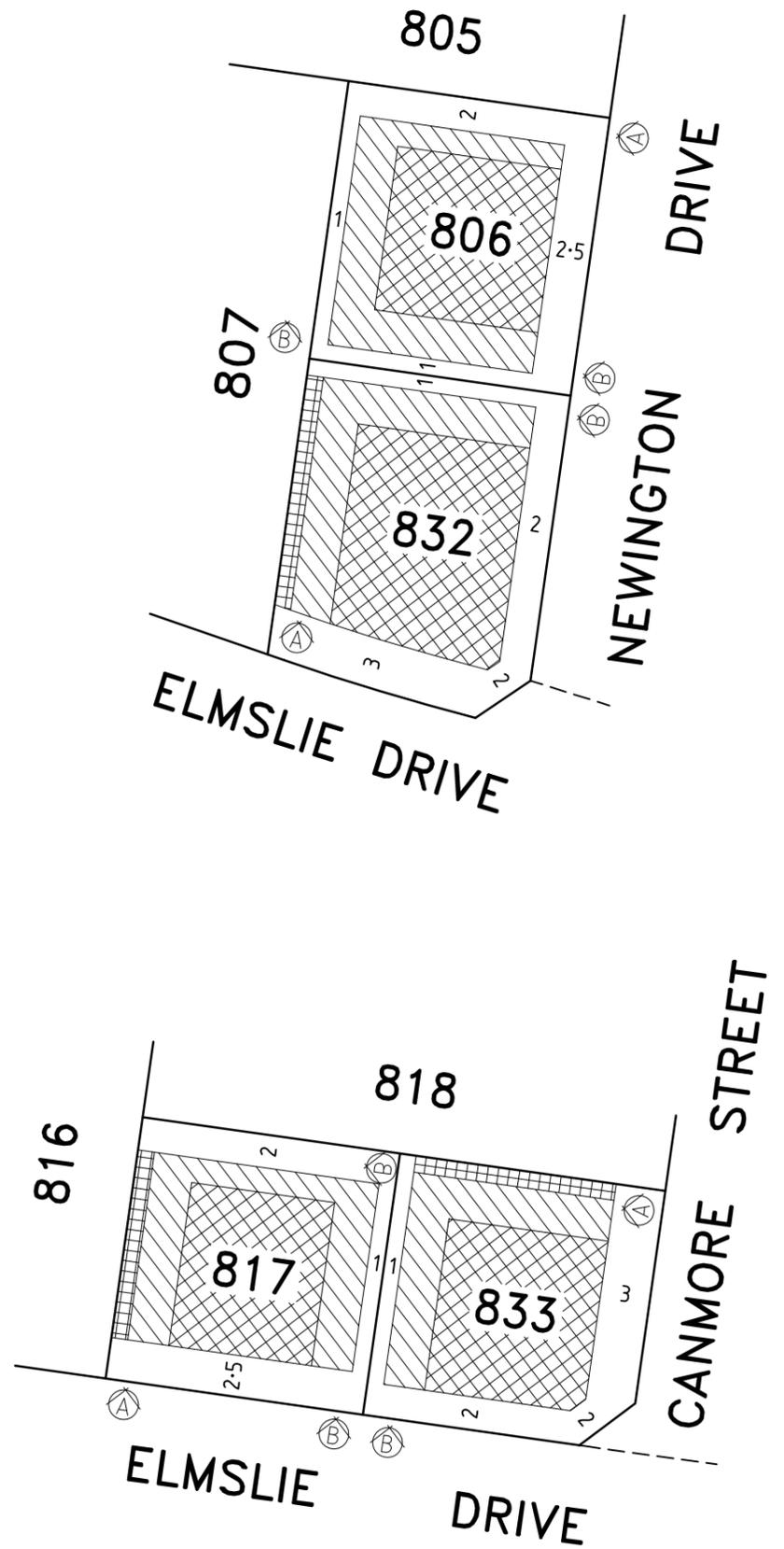


Side Setbacks A



Side/Rear Setbacks B

### BUILDING ENVELOPES SCALE 1:400



### LEGEND

-  Building Envelope - Overlooking Zone
-  Building Envelope - Non Overlooking Zone
-  Building Envelope - Build To Boundary Zone

### LIVINGSTON - 8

#### Bosco Jonson Pty Ltd

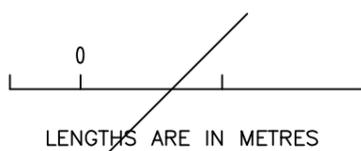
A.B.N 15 169 138 827  
P.O. Box 5075, South Melbourne, Vic 3205  
16 Eastern Road South Melbourne  
Vic 3205 Australia  
Tel 03) 9699 1400 Fax 03) 9699 5992



ORIGINAL

SCALE

SCALE  
SHEET SIZE  
A3



Sheet 14

LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS

SIGNATURE . . . . . DATE / /

REF 26605083 11/09/15 VERSION Q  
DWG 2660508AQ