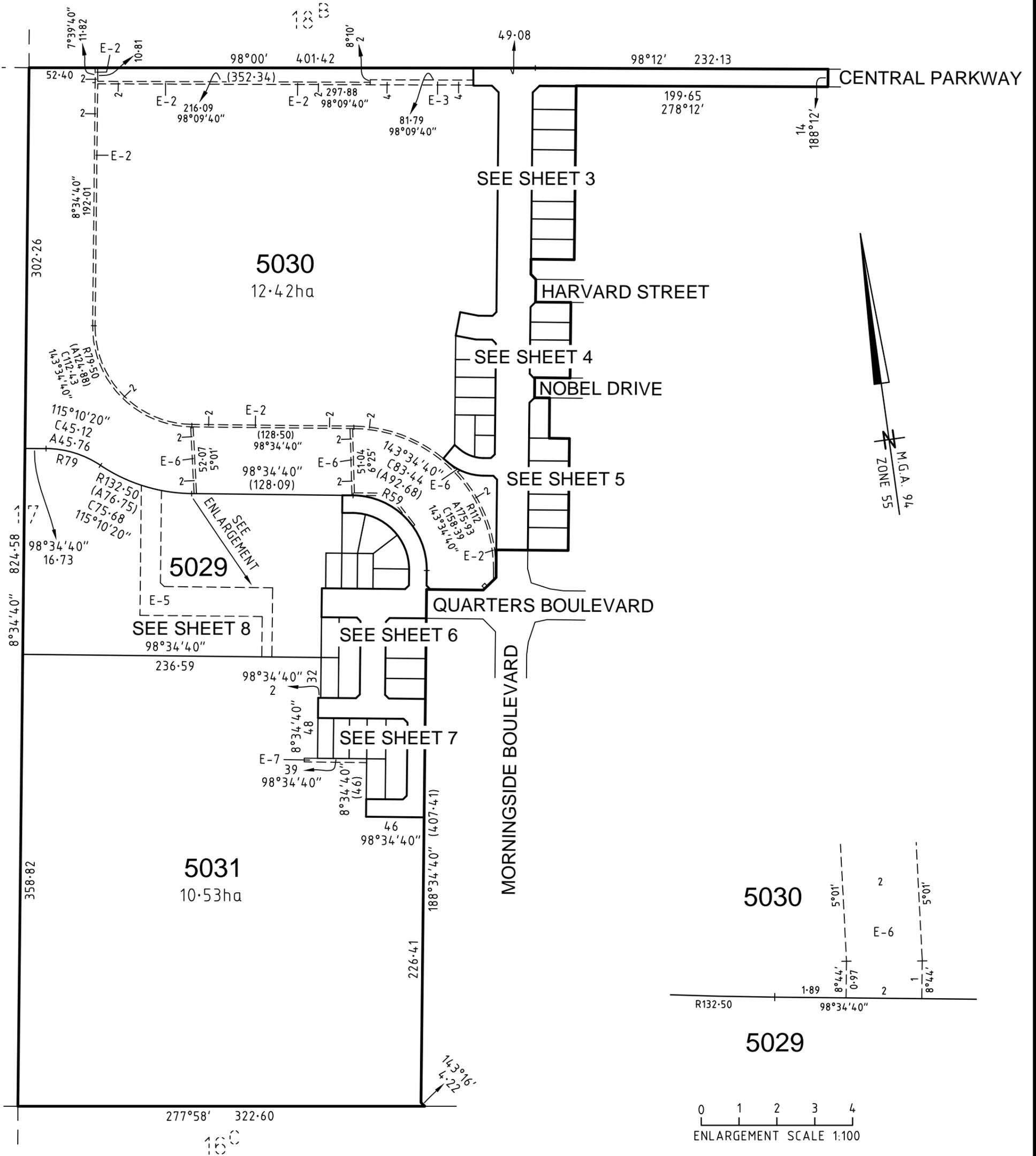




# PLAN OF SUBDIVISION

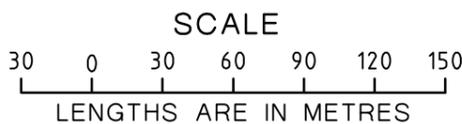
PLAN NUMBER  
**PS 721238U**



0069S 10A VER M SPEAR.DWG BC/BC



Melbourne Survey T 9869 0813 F 9869 0901



ORIGINAL SCALE  
1:3000

SHEET 2  
ORIGINAL SHEET SIZE A3

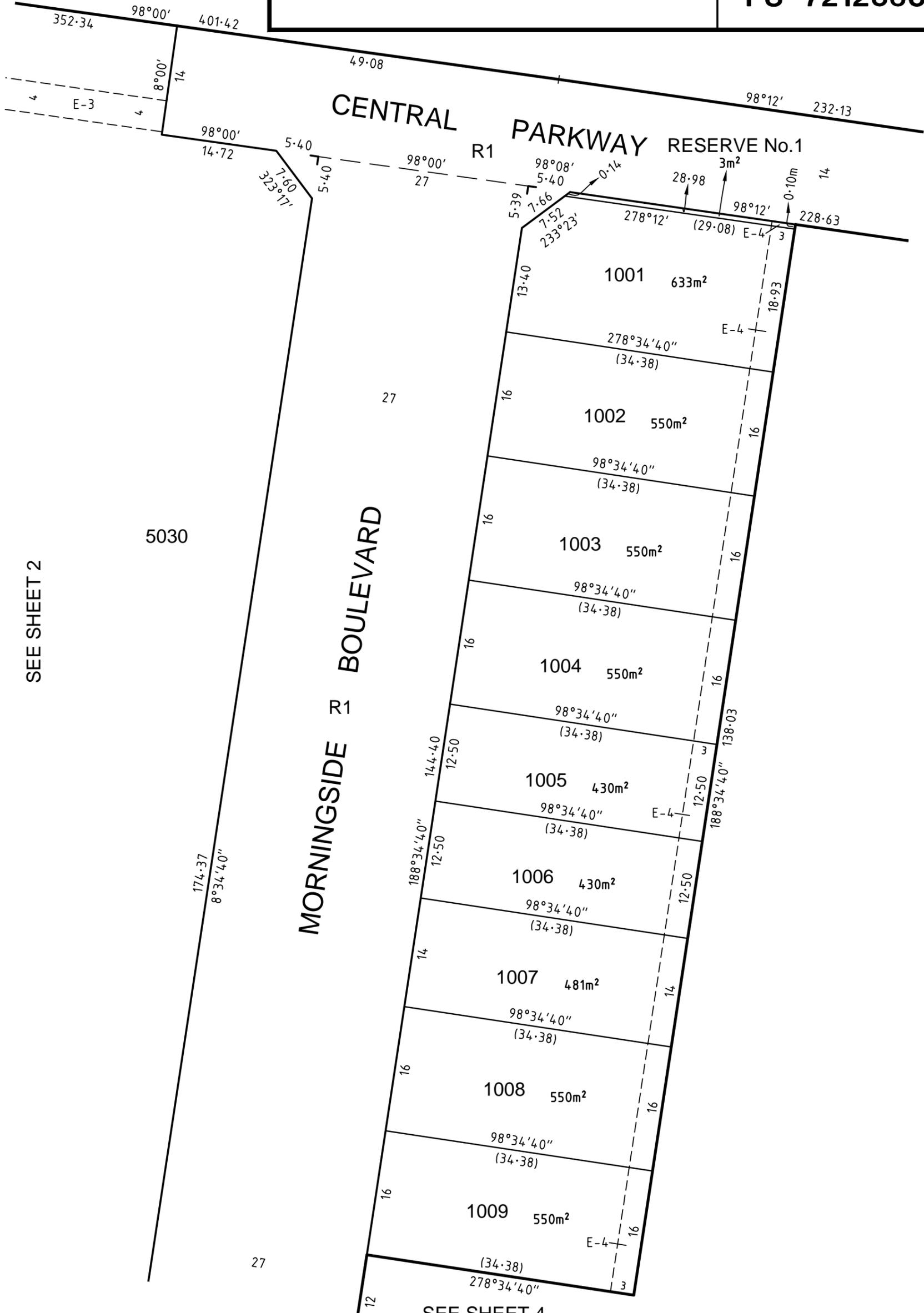
DIGITALLY SIGNED BY LICENSED SURVEYOR: ..... PATRICK RICE .....

REF 0069S10A

VERSION M

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 721238U**



SEE SHEET 2



SEE SHEET 2

5030

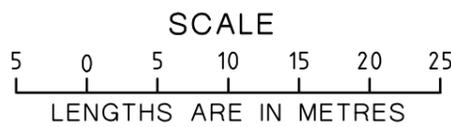
**MORNINGSIDE R1 BOULEVARD**

SEE SHEET 4

0069S 10A VER M SPEAR.DWG BC/BC



Melbourne Survey T 9869 0813 F 9869 0901



ORIGINAL SCALE  
1:500

SHEET 3  
ORIGINAL SHEET SIZE A3

DIGITALLY SIGNED BY LICENSED SURVEYOR: ..... PATRICK RICE .....

REF 0069S10A

VERSION M

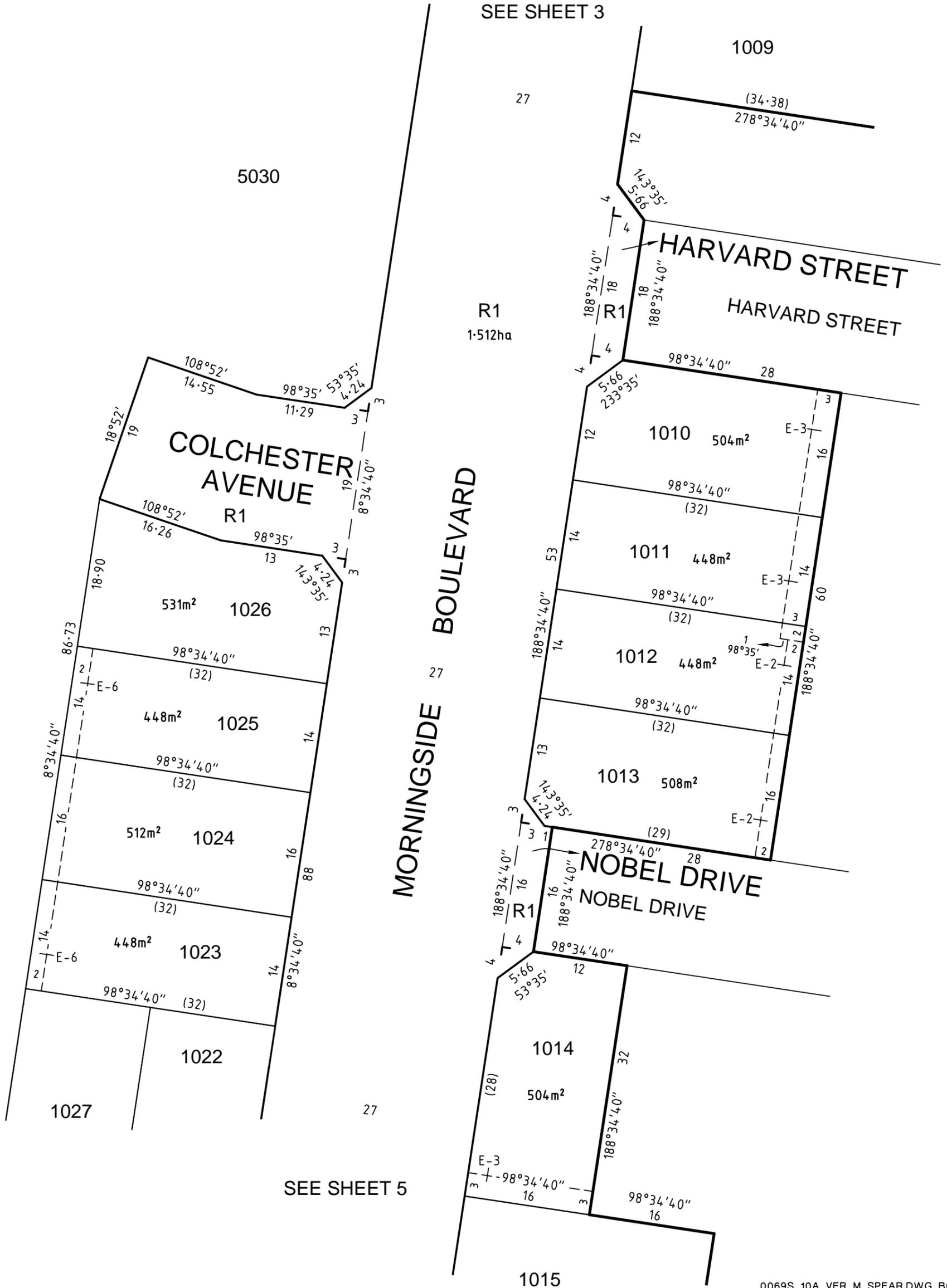
PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 721238U**



SEE SHEET 2

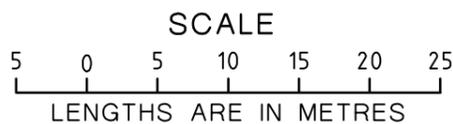
SEE SHEET 3



0069S 10A VER M SPEAR.DWG BC/BC



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ORIGINAL SCALE  
1:500

SHEET 4  
ORIGINAL SHEET SIZE A3

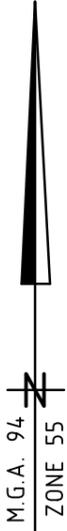
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REF 0069S10A

VERSION M

# PLAN OF SUBDIVISION

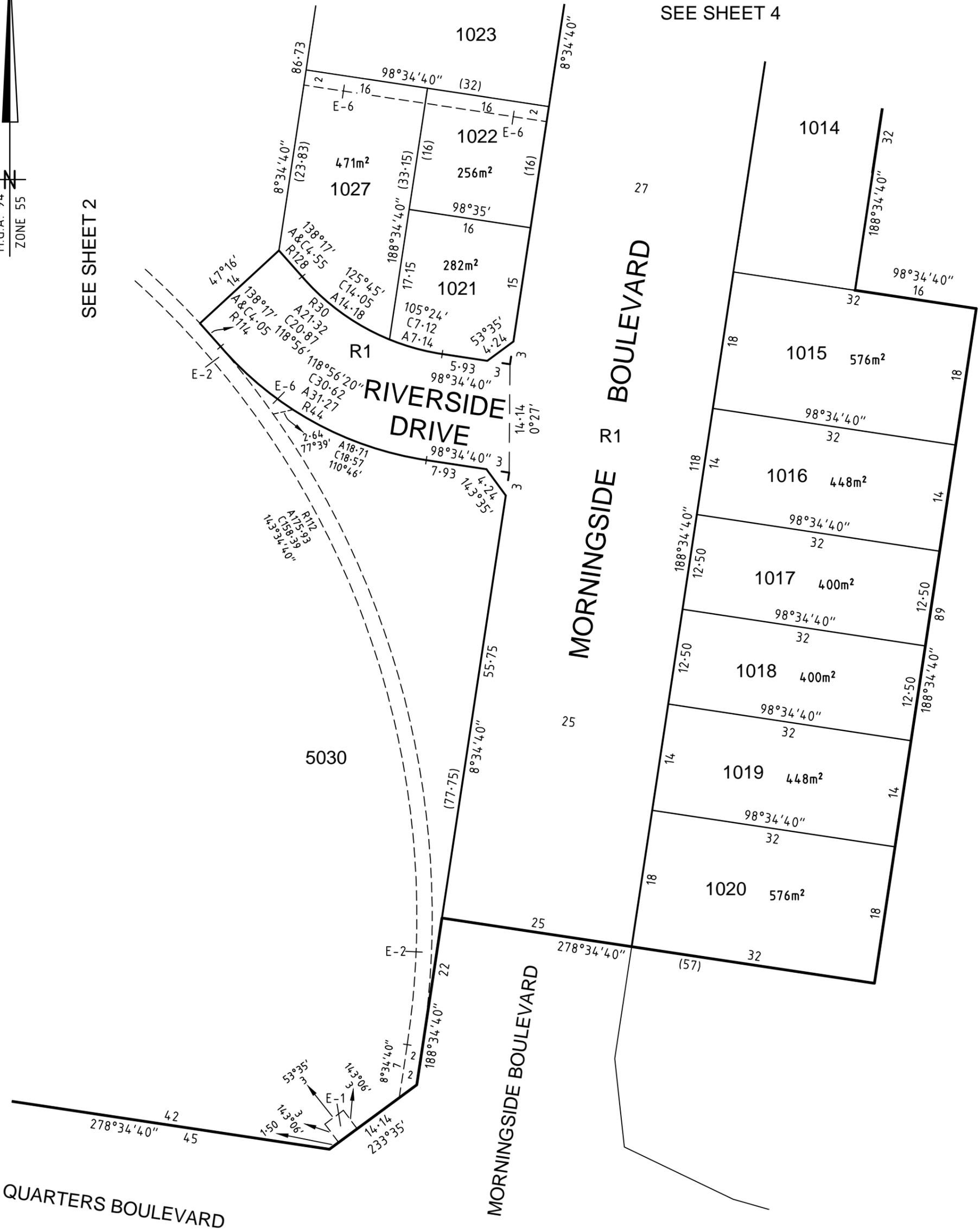
PLAN NUMBER  
**PS 721238U**



SEE SHEET 2

SEE SHEET 4

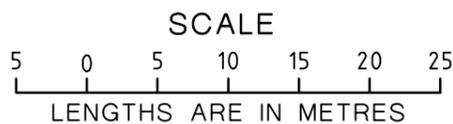
SEE SHEET 6



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ORIGINAL SCALE  
1:500

SHEET 5  
ORIGINAL SHEET SIZE A3

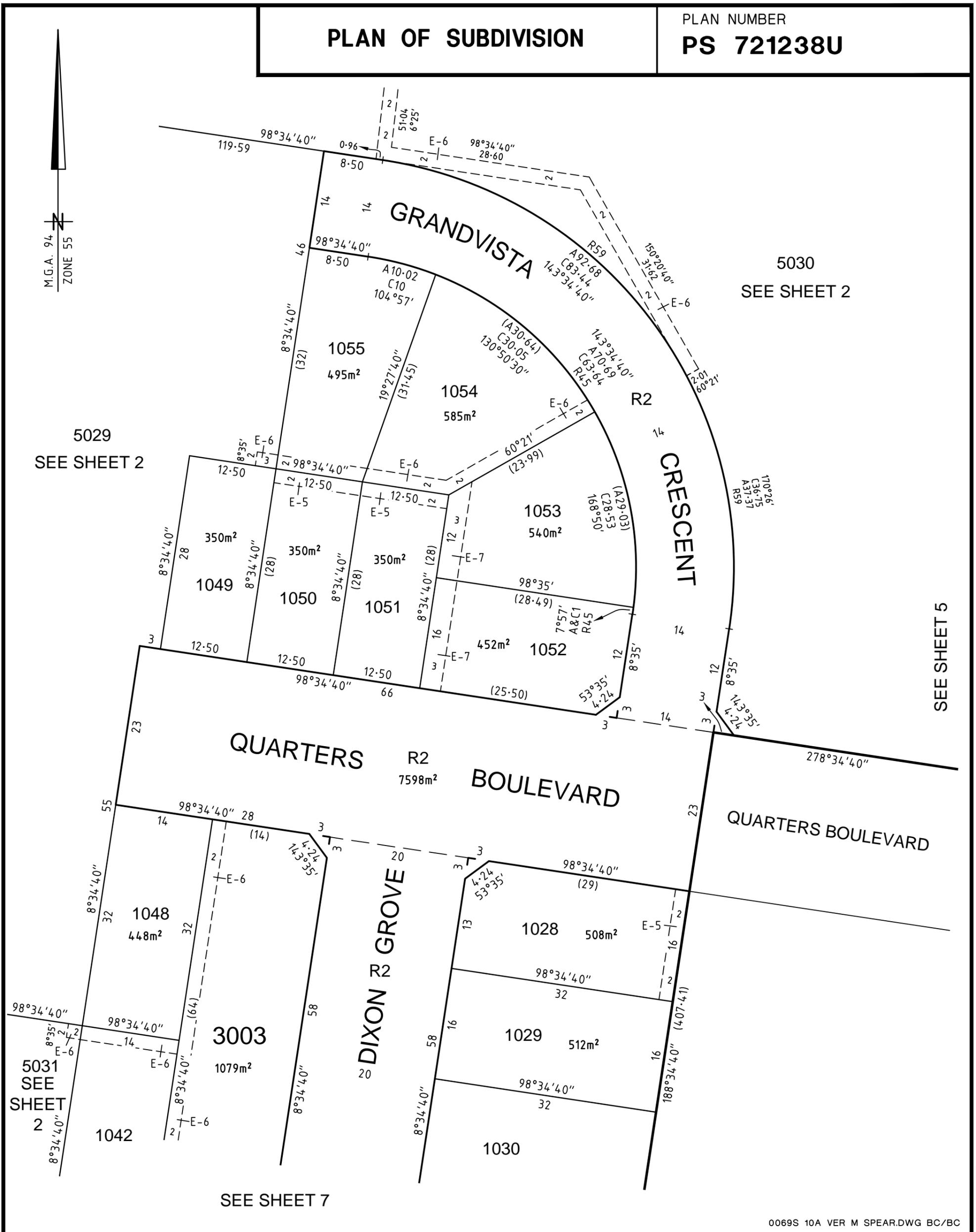
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REF 0069S10A

VERSION M

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 721238U**



5029  
SEE SHEET 2

5030  
SEE SHEET 2

SEE SHEET 5

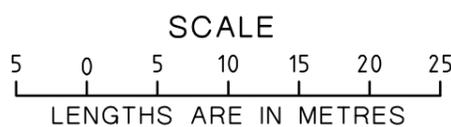
5031  
SEE SHEET 2

SEE SHEET 7

0069S 10A VER M SPEAR.DWG BC/BC



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ORIGINAL SCALE  
1:500

SHEET 6  
ORIGINAL SHEET SIZE A3

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REF 0069S10A

VERSION M





# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 721238U**

## CREATION OF RESTRICTION "A"

The following restriction is to be created upon registration of Plan of Subdivision No. PS 721238U (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988 (Vic).

BURDENED LOT No.	BENEFITING LOTS
1001	1002
1002	1001, 1003
1003	1002, 1004
1004	1003, 1005
1005	1004, 1006
1006	1005, 1007
1007	1006, 1008
1008	1007, 1009
1009	1008
1010	1011
1011	1010, 1012
1012	1011, 1013
1013	1012
1014	1015
1015	1014, 1016
1016	1015, 1017
1017	1016, 1018
1018	1017, 1019

BURDENED LOT No.	BENEFITING LOTS
1019	1018, 1020
1020	1019
1023	1022, 1024, 1027
1024	1023, 1025
1025	1024, 1026
1026	1025
1027	1021, 1022, 1023
1028	1029
1029	1028, 1030
1030	1029, 1031
1031	1030
1032	1038
1038	1032, 1039
1039	1038, 1040
1040	1039, 1041
1041	1040
1042	1048
1048	1042

BURDENED LOT No.	BENEFITING LOTS
1049	1050
1050	1049, 1051, 1055
1051	1050, 1052, 1053, 1054
1052	1051, 1053
1053	1051, 1052, 1054
1054	1051, 1053, 1055
1055	1050, 1054

### DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any lot burdened on the Plan of Subdivision except in the case of a Lot with an area less than 250m<sup>2</sup> shall not:

1. Except with the written consent of the Responsible Authority, 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 into the area indicated by the Building Exclusion Zones as shown on the Building Envelope Plan on Inst. PS 721238U of this Plan of Subdivision unless it is:
  - i) an encroachment by eaves, balconies, bay windows, open verandas, porticos or pergolas by no more than 1.5 metres into the front setback where that setback is greater than 4m
  - ii) an encroachment by eaves by no more than 0.6m metres into the side setback.
2. build or allow to be built on a lot, other than those lots identified as a multi-dwelling lot on the Building Envelope Plan on Inst. PS 721238U of this Plan of Subdivision, more than one private dwelling house together with the usual outbuildings.
3. 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.
4. build or allow to be built return fencing which is higher than 1.8m or less than 840mm behind the principal building frontage or build or allow to be built side boundary fencing forward of the main front building line or 9 metres from the principal frontage, which is lesser, except where the side boundary forms the rear boundary of an adjacent lot.
5. on a corner allotment, build or allow to be built, side boundary fencing on the secondary street frontage which is solid fencing with a transparency of less than 30%, greater than 1.2 metres and which exceeds 40% of the secondary street frontage.
6. build or allow to be built a garage which:
  - (i) is setback less than 840mm behind the front wall of the dwelling and a minimum of 5.5 metres from the street;
  - (ii) has an opening more than 40% of the lot width unless in the case of a dwelling of 2 or more storeys with a lot frontage of less than 12 metres whereby the garage opening must not exceed 25 percent of the area of the front facade of the dwelling.

### Expiry:

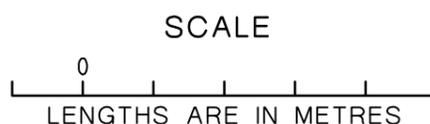
The restrictions 6(i) and 6(ii) inclusive do not apply in the event that a Planning Permit has been granted by the Responsible Authority for the development of more than one dwelling on those lots identified as a multi dwelling lot on the Building Envelope Plan on Instrument PS 721238U.

The restrictions specified above in paragraphs (1) to (6) inclusive shall cease to burden any lot on the plan of subdivision with effect from 25 years from the date of registration of this plan of subdivision.

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ORIGINAL  
SCALE

SHEET 9  
ORIGINAL SHEET SIZE A3

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REF 0069S10A

VERSION M

**CREATION OF RESTRICTION "B"**

The following restriction is to be created upon registration of Plan of Subdivision No. PS 721238U (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988 (Vic).

BURDENED LOT No.	BENEFITING LOTS
1021	1022, 1027
1022	1021, 1023, 1027

**DESCRIPTION OF RESTRICTION**

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

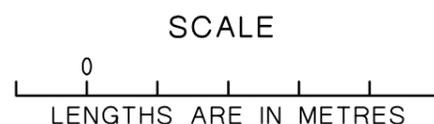
1. Except with the written consent of the Responsible Authority, construct, erect or allow construction or erection of any dwelling or garage or any part of any dwelling or garage encroaching in whole or in part outside the area indicated by the Building Envelopes as shown on the Building Envelope Plan and profile diagrams on Inst. PS 721238U of this Plan of Subdivision unless it is an encroachment by eaves, balconies, bay windows, open verandas, porticos or pergolas by no more than 0.9 metres into the front setback to a maximum height of 6.90 metres or unless it is an encroachment by eaves by no more than 0.6 metres into the side setback to a maximum height of 6.90 metres.
2. build or allow to be built on a lot more than one private dwelling house together with the usual outbuildings.
3. 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.
4. Build or allow to be built a garage which is setback between 3.0 metres and 5.0 metres of the primary street frontage.
5. Build or allow to be built a dwelling with a private open space area of less than 25 square metres and minimum width of 3.0 metres to the side or rear of the dwelling.
6. Build or allow to be built a dwelling together usual outbuildings which exceed a total site coverage of 70%.

The restrictions specified above shall cease to burden any lot on the plan of subdivision with effect from 25 years from the date of registration of this plan of subdivision.

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ORIGINAL SCALE

SHEET 10  
ORIGINAL SHEET SIZE A3

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REF 0069S10A

VERSION M

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 721238U**

## CREATION OF RESTRICTION "C"

The following restriction is to be created upon registration of Plan of Subdivision No. PS 721238U (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988 (Vic).

BURDENED LOT No.	BENEFITING LOTS
1001	1002
1002	1001, 1003
1003	1002, 1004
1004	1003, 1005
1005	1004, 1006
1006	1005, 1007
1007	1006, 1008
1008	1007, 1009
1009	1008
1010	1011
1011	1010, 1012
1012	1011, 1013
1013	1012
1014	1015
1015	1014, 1016
1016	1015, 1017
1017	1016, 1018
1018	1017, 1019

BURDENED LOT No.	BENEFITING LOTS
1019	1018, 1020
1020	1019
1021	1022, 1027
1022	1021, 1023, 1027
1023	1022, 1024, 1027
1024	1023, 1025
1025	1024, 1026
1026	1025
1027	1021, 1022, 1023
1028	1029
1029	1028, 1030
1030	1029, 1031
1031	1030
1032	1038
1038	1032, 1039
1039	1038, 1040
1040	1039, 1041
1041	1040

BURDENED LOT No.	BENEFITING LOTS
1042	1048
1048	1042
1049	1050
1050	1049, 1051, 1055
1051	1050, 1052, 1053, 1054
1052	1051, 1053
1053	1051, 1052, 1054
1054	1051, 1053, 1055
1055	1050, 1054

### DESCRIPTION OF RESTRICTION

Except with the written consent of Peet Cranbourne Syndicate Ltd ('Peet') or in all other instances with the written consent of each and every registered proprietor of a relevant 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:**

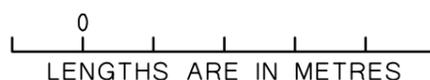
1. build or allow to be built a dwelling house which is not constructed:
  - (i) to face the primary street frontage;
  - (ii) with an entry which is visible from the primary street;
  - (iii) with an entry with direct access to the house from the primary street frontage;
  - (iv) with a covered entry feature visible from the street frontage;
  - (v) with a variety of material finishes (minimum of two) on the front facade, with no one material comprising more than 80% of the front 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 Quarters 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.
  - (xvi) on Lots 1028 to 1031 (all inclusive) with materials incorporated into the front facade being replicated at the rear facade

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SCALE



ORIGINAL  
SCALE

SHEET 11

ORIGINAL SHEET SIZE A3

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REF 0069S10A

VERSION M

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 721238U**

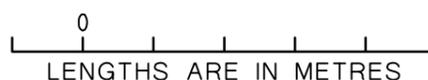
2. build or allow to be built except for lots 1021 and 1022 a dwelling houses with an identical facade to another dwelling house, unless such dwelling house is separated by a minimum of three dwelling houses in each direction.
3. build or allow to be built a dwelling house which is of a period reproduction style.
4. build or allow to be built a dwelling house with a full face brick facade.
5. build or allow to be built a dwelling house containing tinted windows or any leadlight or stained glass features.
6. build or allow to be built a dwelling house, including outbuildings, with external antennas or satellite dishes that are visible from the street, unless not practicable.
7. on a corner allotment, build or allow to be built, side boundary fencing on the secondary street frontage other than the Quarters Premium fencing as detailed in the Quarters Building Design Guidelines.
8. build or allow to be built on Lots 1052, 1053 and 1054 (inclusive) a dwelling house unless it is 2 storeys.
9. build or allow to be built a front fence.
10. build or allow to be built, side and rear boundary fencing which is higher than 1.8m.
11. build or allow to be built a dwelling house on a lot with an area greater than 300m without making provision for the planting of a canopy tree of an appropriate species within either the front setback or rear yard, to the satisfaction of Casey City Council.
12. 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.
13. 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.
14. 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.
15. 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.
16. build or allow to be built a garage which:
  - (i) has doors other than panel lift, sectional overhead or tilt;
  - (ii) has a roller door;
17. build or allow to be built a carport.
18. build or allow to be built any outbuildings more than 20 square metres in area or more than 2.5 metres in height.
19. 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.
20. 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.
21. build or allow to be built a dwelling house where any exposed plumbing or electrical services are visible from the street.

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SCALE



ORIGINAL  
SCALE

SHEET 12

ORIGINAL SHEET SIZE A3

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REF 0069S10A

VERSION M

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 721238U**

22. 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.
23. fail to fit proper internal window furnishings to windows viewable from public areas within 3 months of occupancy and must not allow or erect sheets, blankets or similar materials for use as internal window furnishings for which window furnishing is not their primary use.
24. 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 a visiting tradesperson).
25. 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.
26. 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.

**The restriction specified in paragraph (22) shall cease to burden any lot on the plan of subdivision with effect from 30 June 2018.**

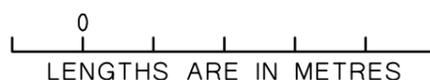
**The restrictions specified in paragraphs (1) to (26) (inclusive) other than paragraph (21) shall cease to burden any lot on the plan of subdivision with effect from 25 years from the date of registration of this plan of subdivision.**

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SCALE



ORIGINAL  
SCALE

SHEET 13

ORIGINAL SHEET SIZE A3

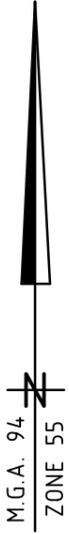
DIGITALLY SIGNED BY LICENSED SURVEYOR: .....PATRICK RICE.....

REF 0069S10A

VERSION M

# BUILDING ENVELOPE PLAN

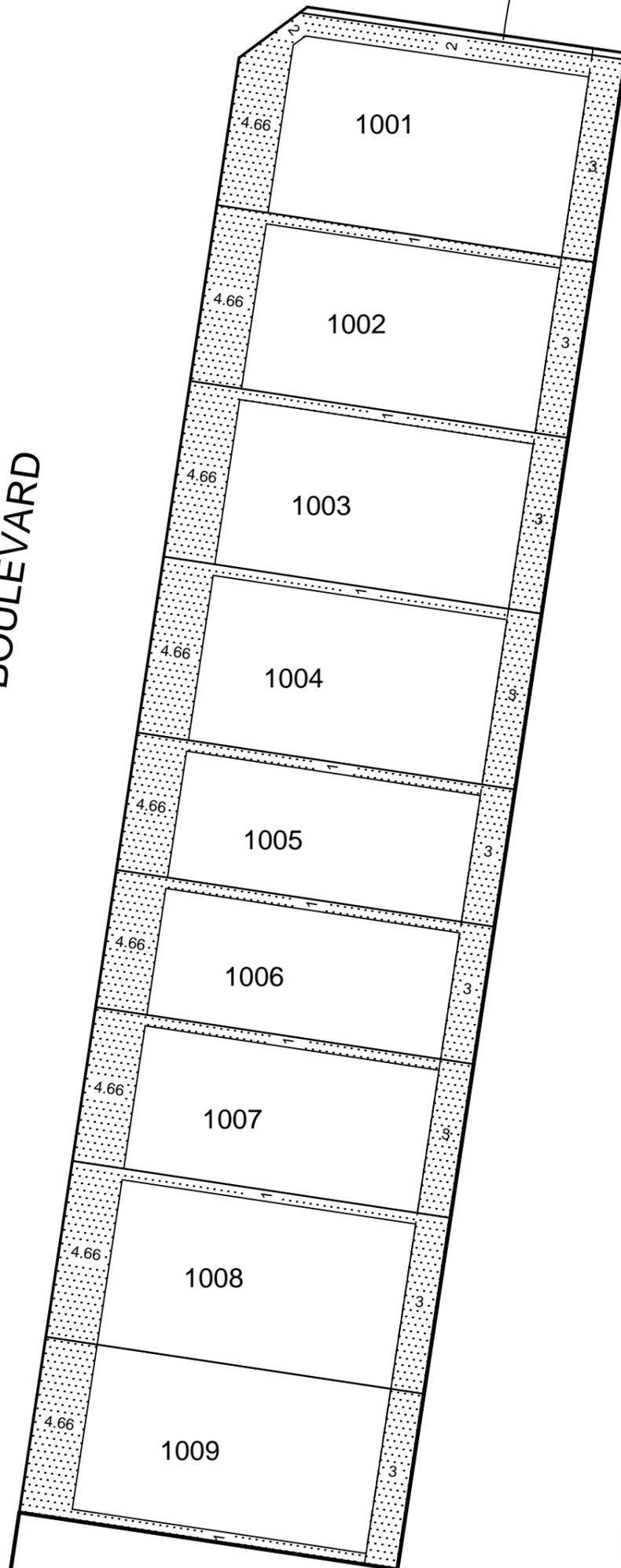
PLAN NUMBER  
**PS 721238U**



CENTRAL PARKWAY RESERVE No.1

5030

MORNINGSIDE BOULEVARD



 BUILDING EXCLUSION ZONE

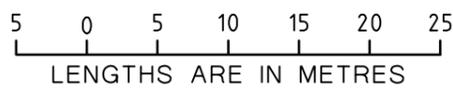
SEE SHEET 2

0069S 10A VER M SPEAR.DWG BC/BC



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SCALE



LENGTHS ARE IN METRES

ORIGINAL SCALE  
1:500

SHEET 1 OF 6

ORIGINAL SHEET SIZE A3

DIGITALLY SIGNED BY LICENSED SURVEYOR: PATRICK RICE

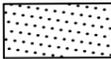
REF 0069S10A

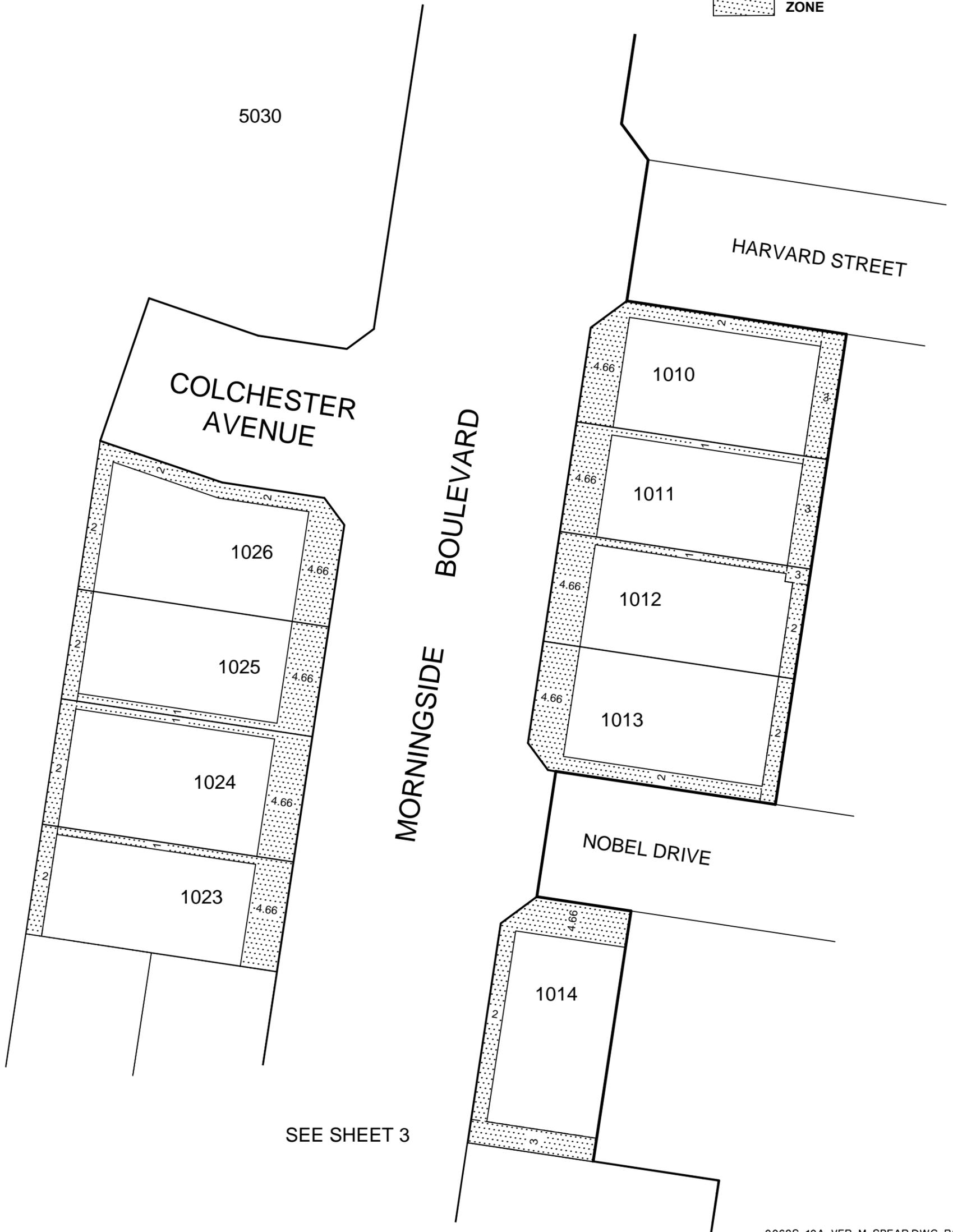
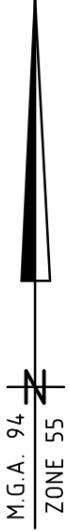
VERSION M

# BUILDING ENVELOPE PLAN

PLAN NUMBER  
**PS 721238U**

SEE SHEET 1

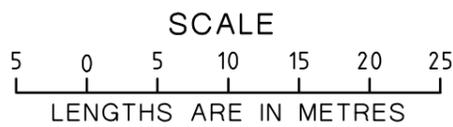
 BUILDING EXCLUSION ZONE



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ORIGINAL SCALE  
1:500

SHEET 2 OF 6  
ORIGINAL SHEET SIZE A3

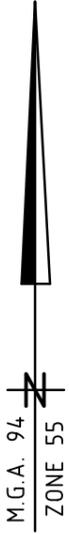
DIGITALLY SIGNED BY LICENSED SURVEYOR: PATRICK RICE

REF 0069S10A

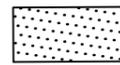
VERSION M

# BUILDING ENVELOPE PLAN

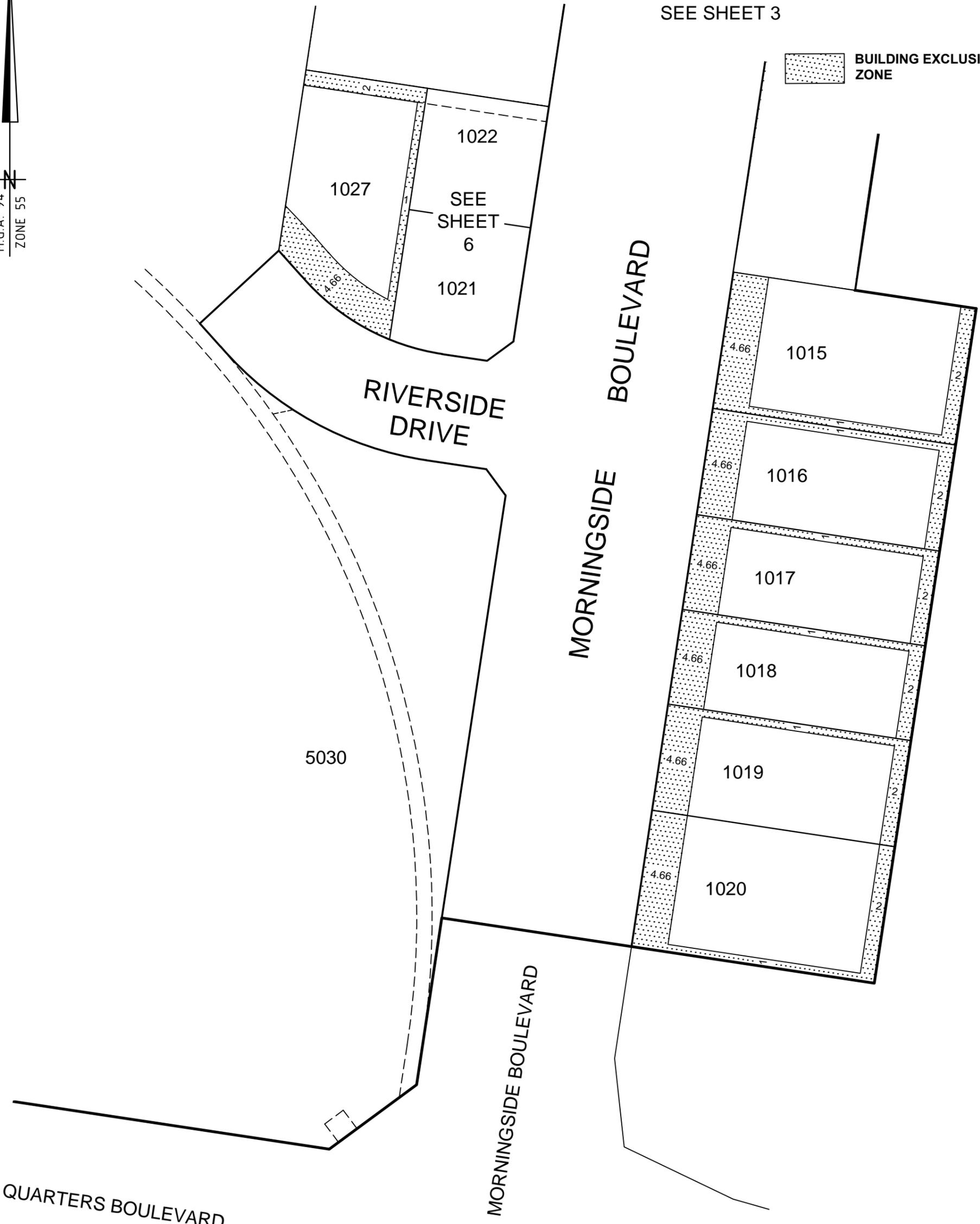
PLAN NUMBER  
**PS 721238U**



SEE SHEET 3

 BUILDING EXCLUSION ZONE

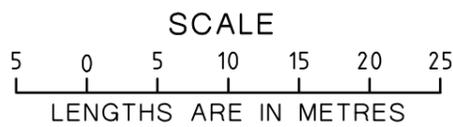
SEE SHEET 4



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ORIGINAL SCALE  
1:500

SHEET 3 OF 6  
ORIGINAL SHEET SIZE A3

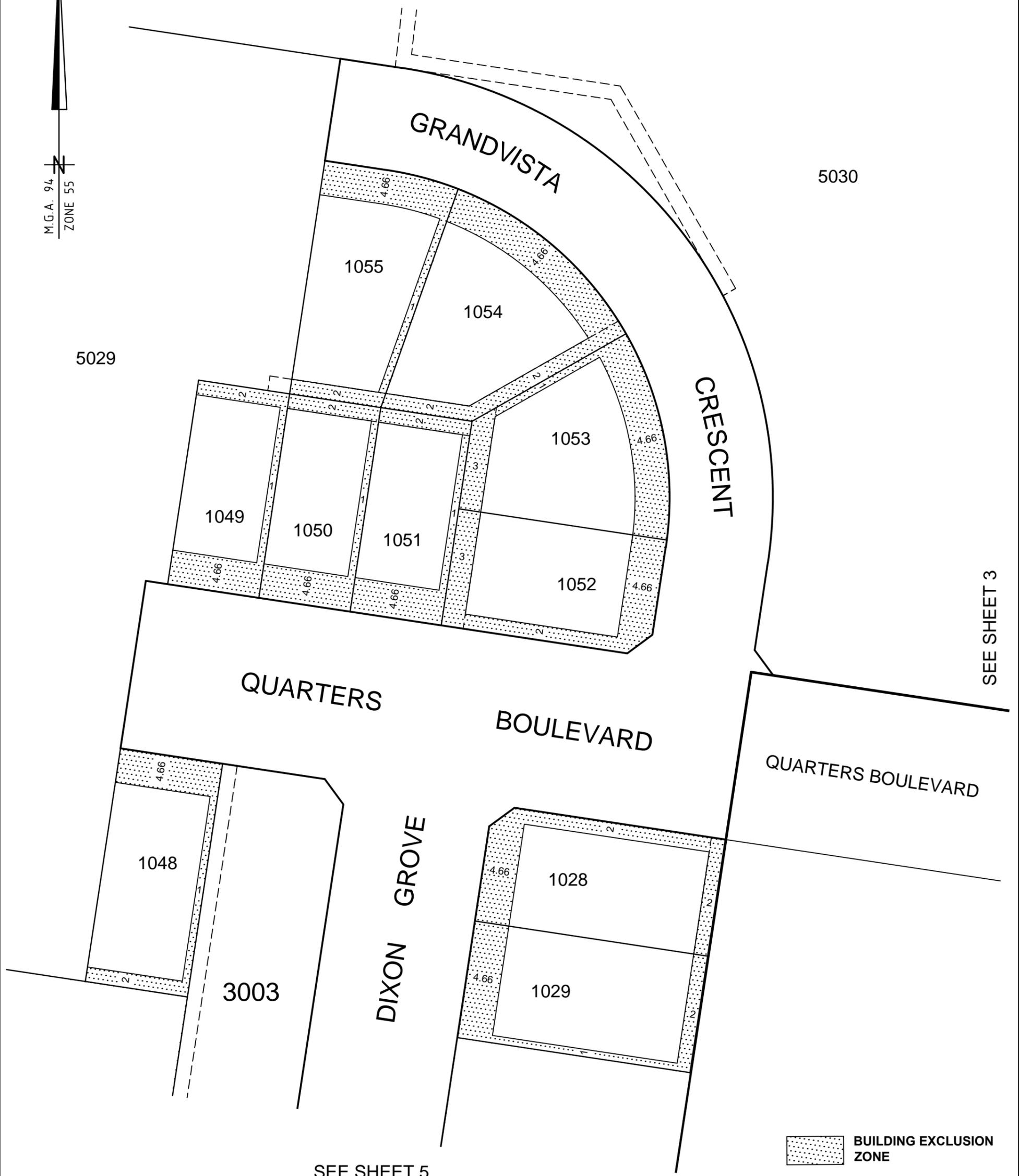
DIGITALLY SIGNED BY LICENSED SURVEYOR: ..... PATRICK RICE .....

REF 0069S10A

VERSION M

PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 721238U**



SEE SHEET 3

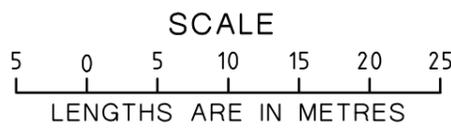
SEE SHEET 5

BUILDING EXCLUSION ZONE

0069S 10A VER M SPEAR.DWG BC/BC



Melbourne Survey T 9869 0813 F 9869 0901



ORIGINAL SCALE  
1:500

SHEET 4 OF 6  
ORIGINAL SHEET SIZE A3

DIGITALLY SIGNED BY LICENSED SURVEYOR: ..... PATRICK RICE .....

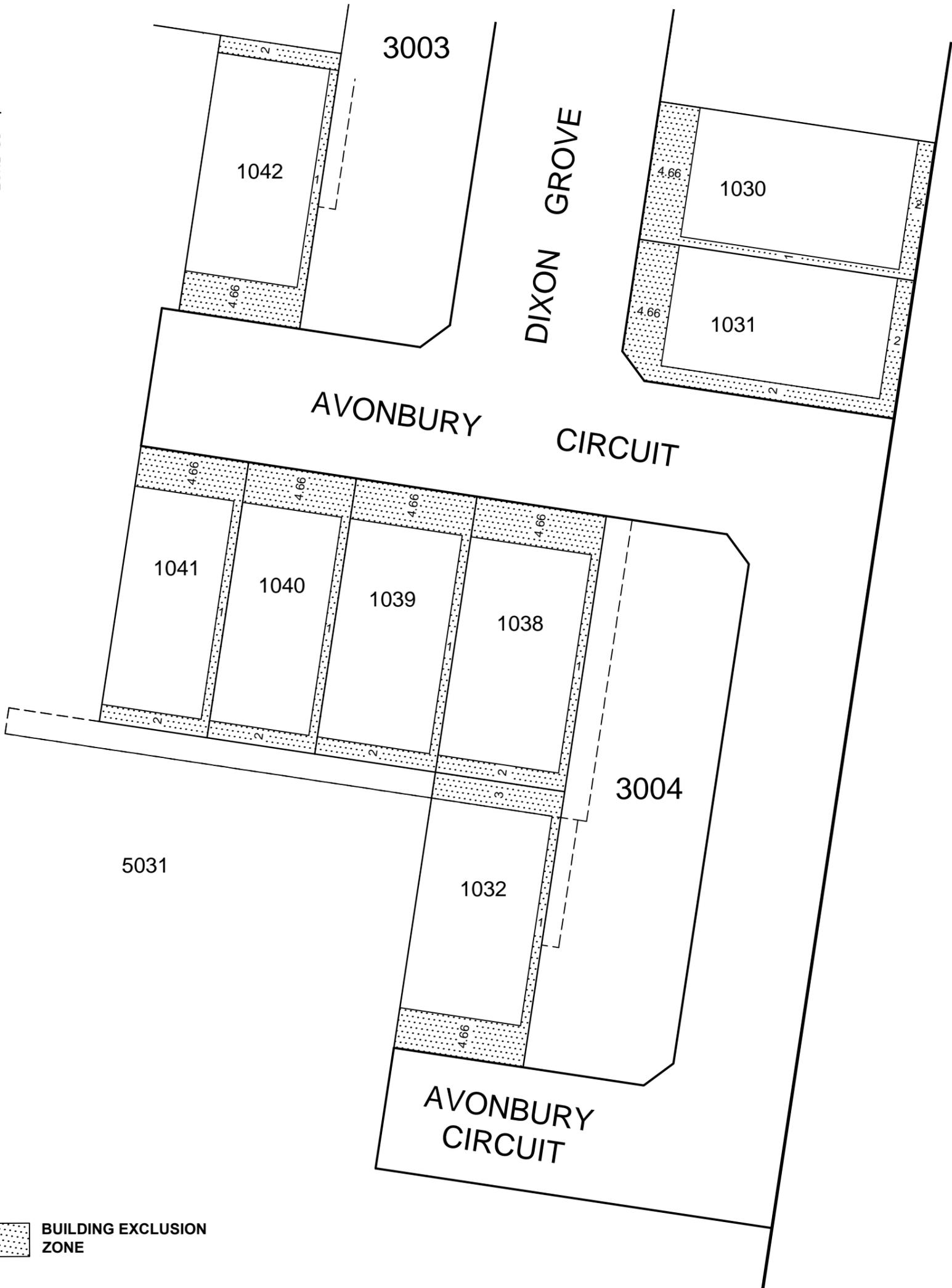
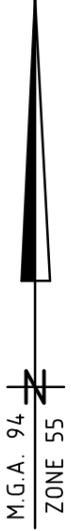
REF 0069S10A

VERSION M

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 721238U**

SEE SHEET 4

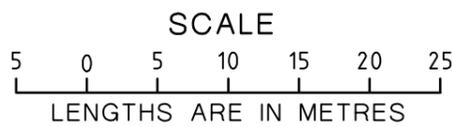


 BUILDING EXCLUSION ZONE

0069S 10A VER M SPEAR.DWG BC/BC



Melbourne Survey T 9869 0813 F 9869 0901



ORIGINAL SCALE  
1:500

SHEET 5 OF 6

ORIGINAL SHEET SIZE A3

DIGITALLY SIGNED BY LICENSED SURVEYOR: ..... PATRICK RICE .....

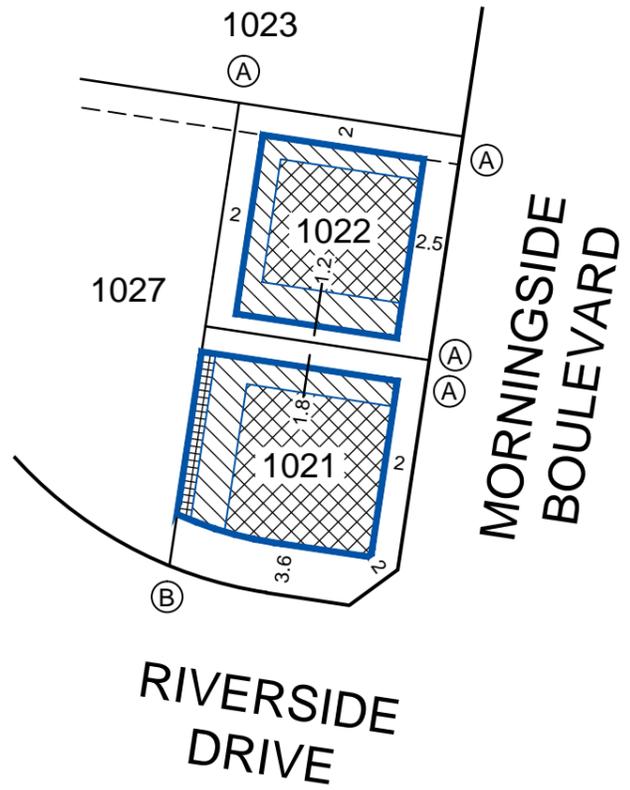
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VERSION M

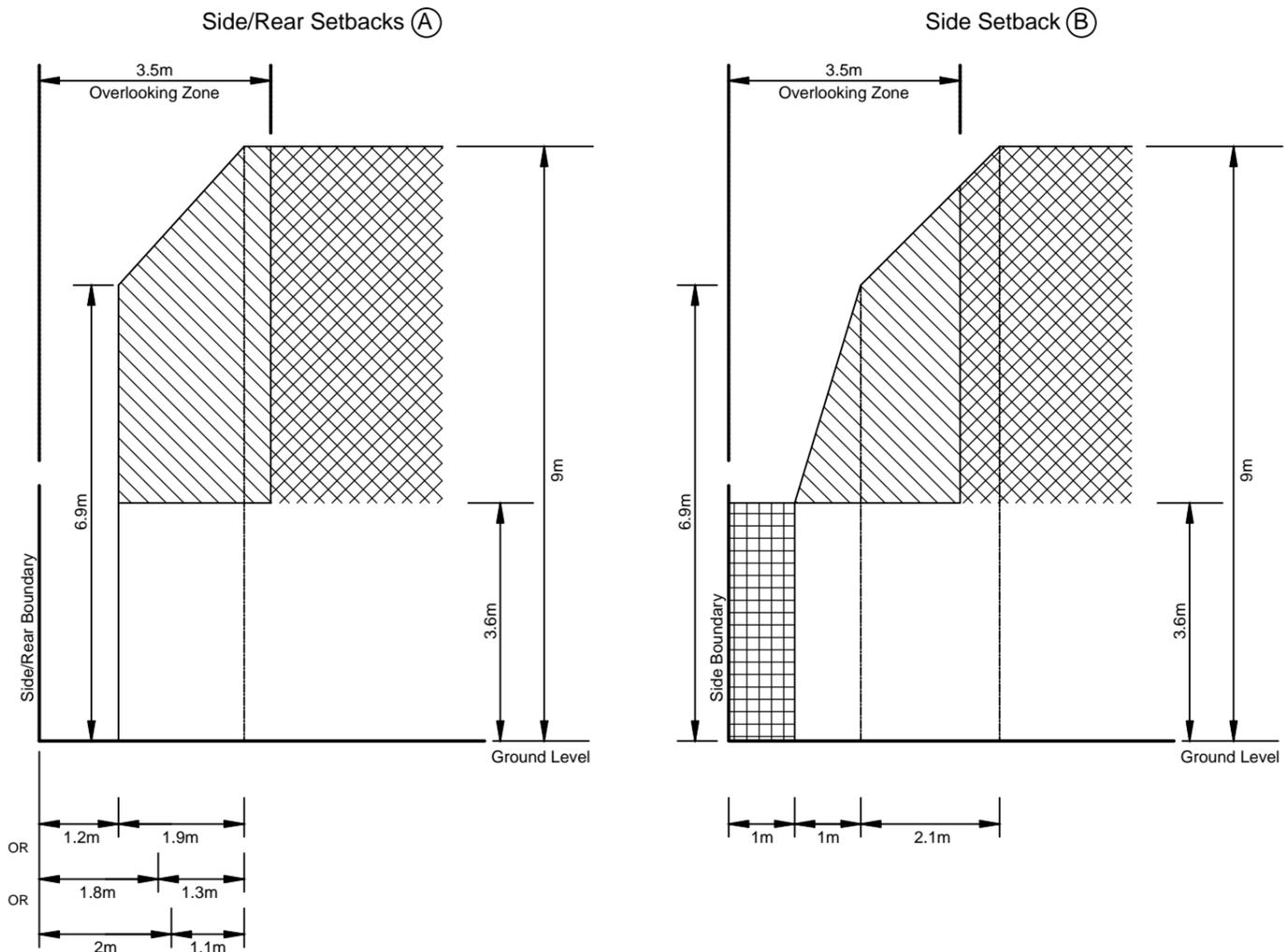
# BUILDING ENVELOPE PLAN

PLAN NUMBER  
**PS 721238U**

-  BUILDING ENVELOPES
-  OVERLOOKING ZONE
-  NON-OVERLOOKING ZONE
-  BUILDING TO BOUNDARY ZONE



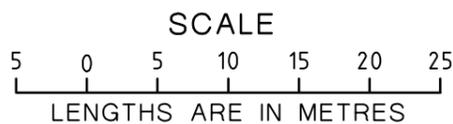
## PROFILE DIAGRAMS NOT TO SCALE



0069S 10A VER M SPEAR.DWG BC/BC



Melbourne Survey T 9869 0813 F 9869 0901



ORIGINAL  
SCALE  
1:500

SHEET 6 OF 6  
ORIGINAL SHEET SIZE A3

DIGITALLY SIGNED BY LICENSED SURVEYOR: ..... PATRICK RICE .....

REF 0069S10A

VERSION M