

# PLAN OF SUBDIVISION

LV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS 727724C**

## LOCATION OF LAND

**PARISH:** LYNDHURST

**TOWNSHIP:**

**SECTION:**

**CROWN ALLOTMENT:**

**CROWN PORTION:** 17 (PART)

**TITLE REFERENCES:** Vol. Fol.

**LAST PLAN REFERENCE/S:** PS 721238U LOT 5029

**POSTAL ADDRESS:** QUARTERS BOULEVARD  
**(At time of subdivision)** CRANBOURNE WEST, 3977.

**MGA94 Co-ordinates** **E** 346 270  
(of approx centre of **N** 5781 960  
land in plan) **ZONE** 55

**COUNCIL NAME:** CASEY CITY COUNCIL **REF:**

## NOTATIONS

LOTS 1 TO 1100 AND 1140 TO 5035 HAVE BEEN OMITTED FROM THIS PLAN.  
BUILDING ENVELOPE PLANS ARE LOCATED WITH INST. PS 727724C.  
FOR RESTRICTIONS A AND B AFFECTING LOTS 1101 TO 1139 SEE SHEETS 6 TO 9.

**OTHER PURPOSE OF THE PLAN:**  
REMOVAL OF THAT PART OF DRAINAGE EASEMENT E-5 ON PS 721238U AS AFFECTS QUARTERS BOULEVARD, GRANDVISTA CRESCENT AND RESERVE No.1 ON THIS PLAN.

**GROUNDS FOR REMOVAL:**  
BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN.

## VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CASEY CITY COUNCIL
RESERVE No.1	CASEY CITY COUNCIL
RESERVE No.2	SPI ELECTRICITY PTY LTD
RESERVE No.3	CASEY CITY COUNCIL

## NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

**STAGING** This ~~is~~ is not a staged subdivision.  
Planning permit No.

**SURVEY.** THIS PLAN IS ~~IS~~ NOT BASED ON SURVEY.

THIS IS A SPEAR PLAN.

**QUARTERS 11**  
**3.371ha**

**40 LOTS**

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## EASEMENT INFORMATION

**LEGEND** A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	SEE PLAN	PS 721238U	SOUTH EAST WATER CORPORATION
E-2	POWERLINE	SEE PLAN	THIS PLAN - SECTION 88 ELECT. IND. ACT 2000	AUSNET ELECTRICITY SERVICES PTY. LTD.
E-3	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL
E-3	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
E-4	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION



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REF 0069s-11

VERSION F

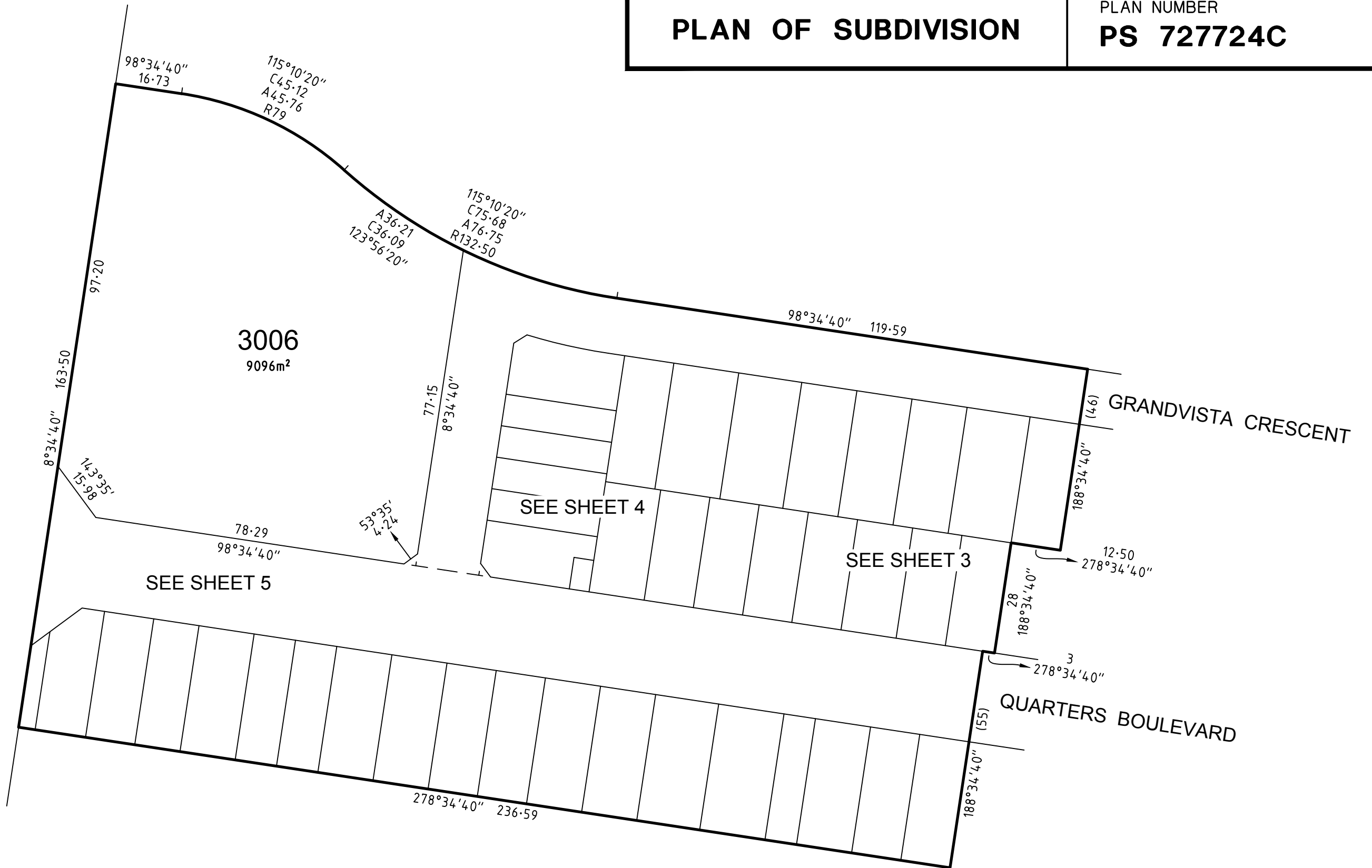
SHEET 1 OF 9

ORIGINAL SHEET SIZE A3

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 727724C**

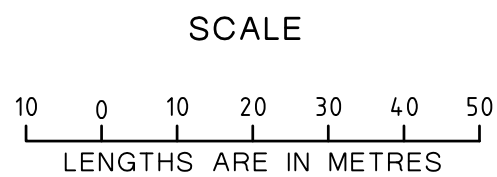
M.G.A. 94  
ZONE 55



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ORIGINAL  
SCALE  
1:1000

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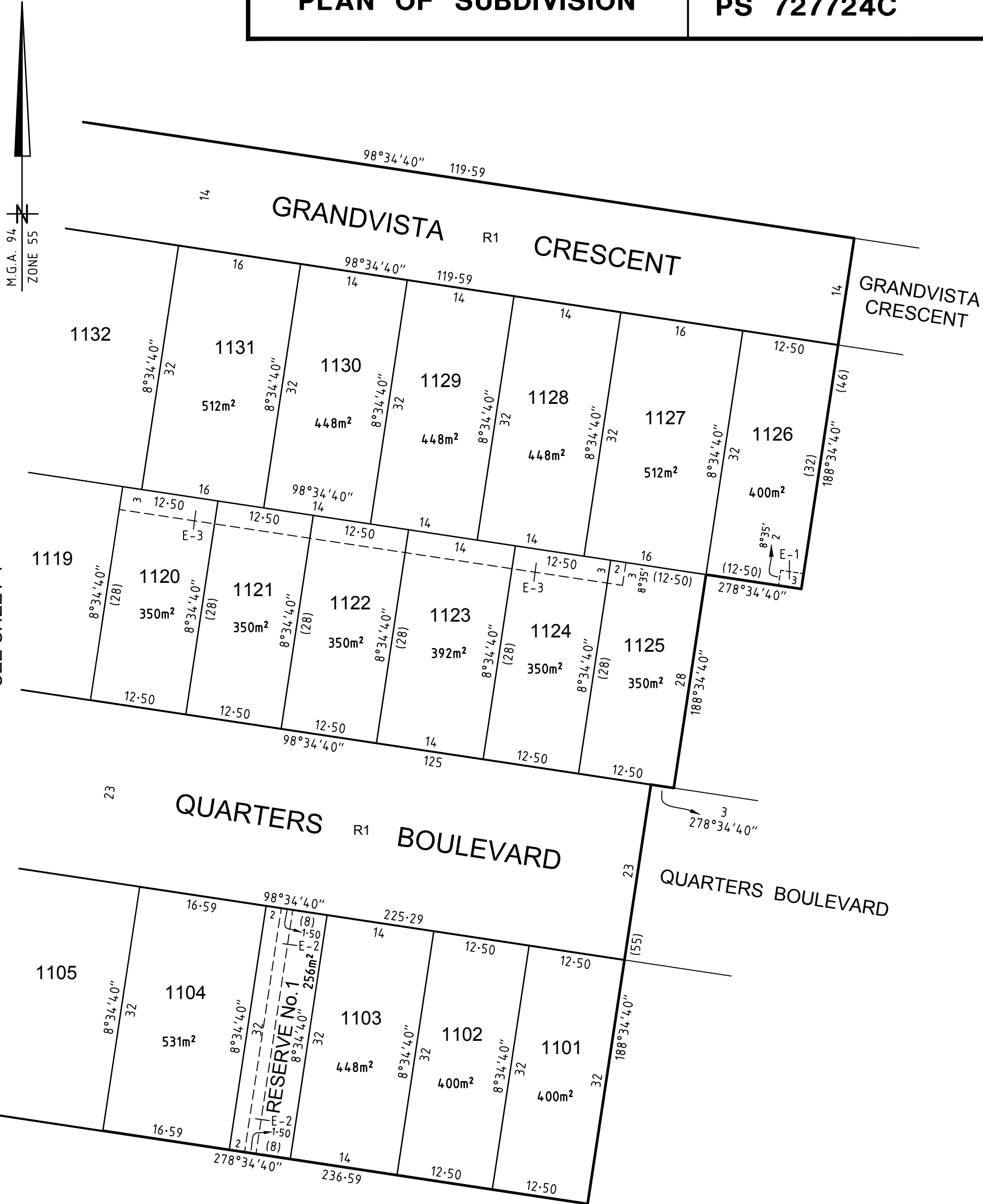
VERSION F

SHEET 2

ORIGINAL SHEET SIZE A3

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 727724C**



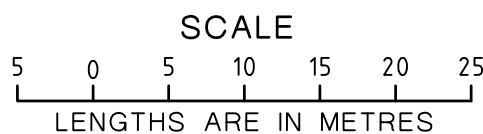
SEE SHEET 4

M.G.A. 94  
ZONE 55

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ORIGINAL  
SCALE  
1:500

SHEET 3  
ORIGINAL SHEET SIZE A3

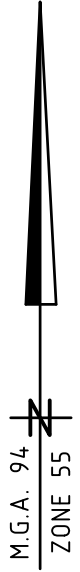
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VERSION F

# PLAN OF SUBDIVISION

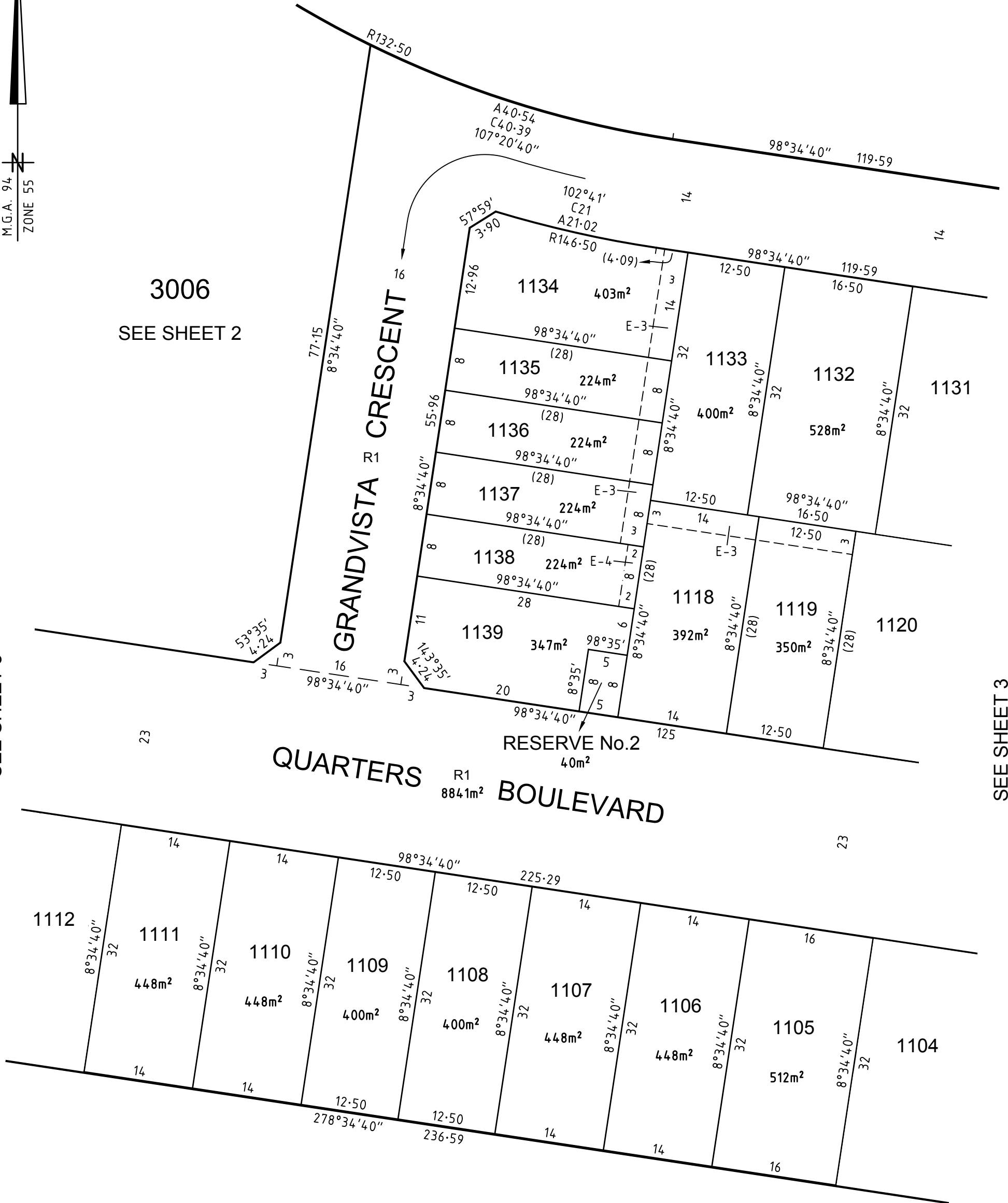
PLAN NUMBER  
**PS 727724C**



3006  
SEE SHEET 2

SEE SHEET 5

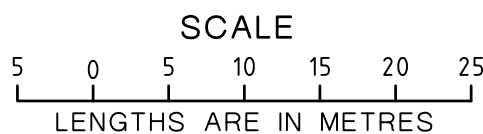
SEE SHEET 3



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ORIGINAL  
SCALE  
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SHEET 4  
ORIGINAL SHEET SIZE A3

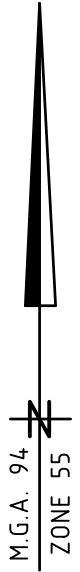
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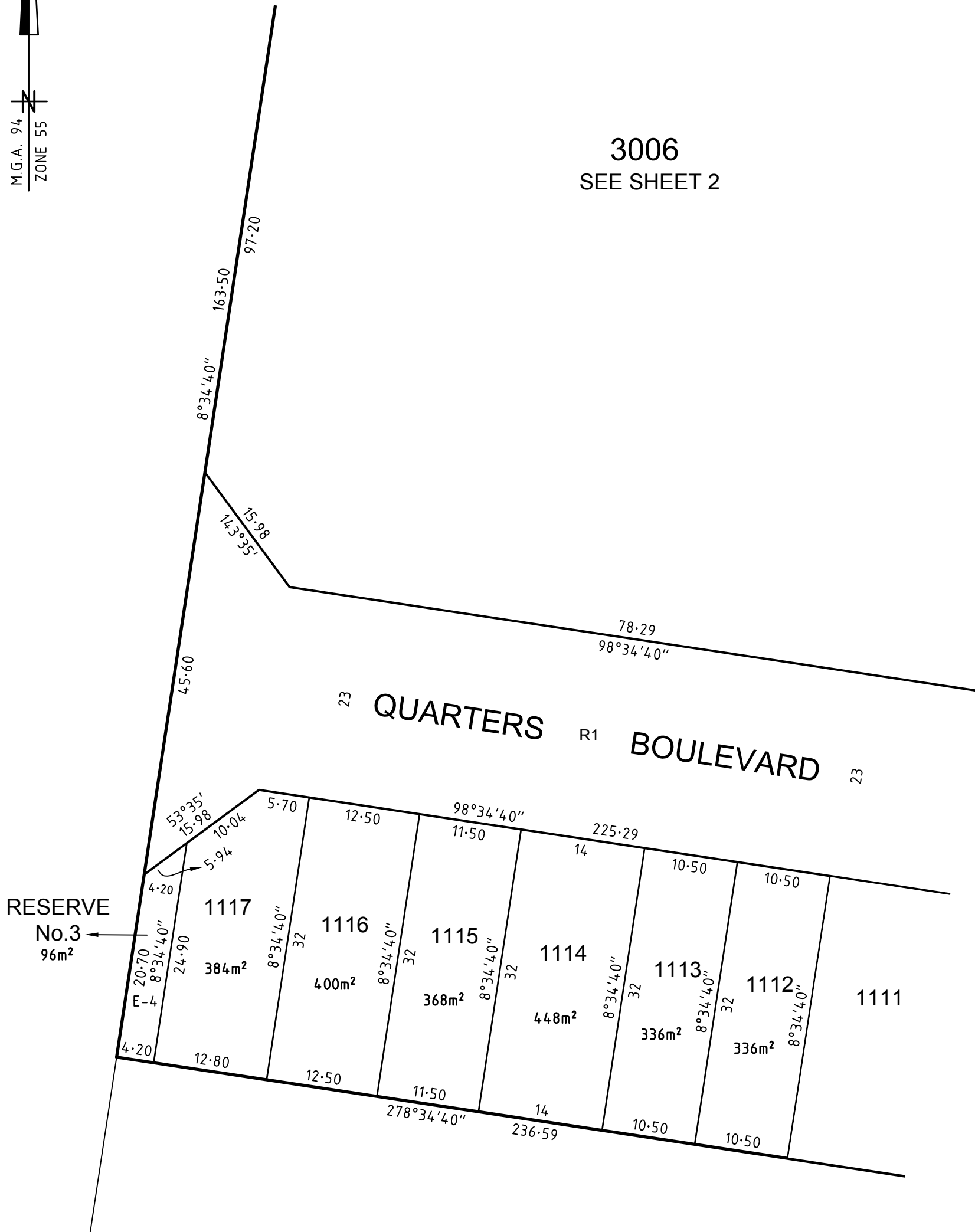
VERSION F

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 727724C**



**3006**  
SEE SHEET 2

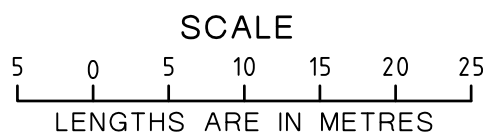


SEE SHEET 4

0069S 11 VER F SPEAR.DWG BC/BC



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ORIGINAL  
SCALE  
1:500

SHEET 5  
ORIGINAL SHEET SIZE A3

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REF 0069s-11

VERSION F

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 727724C**

## CREATION OF RESTRICTION "A"

The following restriction is to be created upon registration of Plan of Subdivision No. PS 727724C (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
1101	1102
1102	1101, 1103
1103	1102
1104	1105
1105	1104, 1106
1106	1105, 1107
1107	1106, 1108
1108	1107, 1109
1109	1108, 1110
1110	1109, 1111
1111	1110, 1112
1112	1111, 1113
1113	1112, 1114

BURDENED LOT No.	BENEFITING LOTS
1114	1113, 1115
1115	1114, 1116
1116	1115, 1117
1117	1116
1118	1119, 1132, 1133, 1137, 1138, 1139
1119	1118, 1120, 1132
1120	1119, 1121, 1131, 1132
1121	1120, 1122, 1130, 1131
1122	1121, 1123, 1129, 1130
1123	1122, 1124, 1128, 1129
1124	1123, 1125, 1127, 1128
1125	1124, 1127
1126	1127

BURDENED LOT No.	BENEFITING LOTS
1127	1124, 1125, 1126, 1128
1128	1123, 1124, 1127, 1129
1129	1122, 1123, 1128, 1130
1130	1121, 1122, 1129, 1131
1131	1120, 1121, 1130, 1132
1132	1118, 1119, 1120, 1131, 1133
1133	1118, 1132, 1134, 1135, 1136, 1137
1134	1133, 1135
1139	1118, 1138

### 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 727724C 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, balconies, bay windows, open verandas, porticos or pergolas 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 727724C 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 or commercial building 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 without further written consent of the Responsible Authority 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 on a lot with an area between 250 and 300 square metres whereby the garage opening must not exceed 25 percent of the area of the front facade of the dwelling with the area of the front of the facade measured from a 2 dimensional (2D) elevation plan excluding any area of the roof 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 727724C.

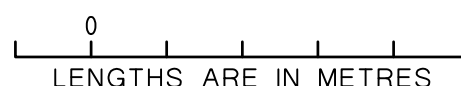
The restrictions specified above in paragraphs (1) to (6) inclusive shall cease to burden any lot on the plan of subdivision with effect from 25 years from the date of registration of this plan of subdivision.

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### SCALE



ORIGINAL  
SCALE

SHEET 6

ORIGINAL SHEET SIZE A3

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REF 0069s-11

VERSION F

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 727724C**

## CREATION OF RESTRICTION "B"

The following restriction is to be created upon registration of Plan of Subdivision No. PS 727724C (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
1101	1102
1102	1101, 1103
1103	1102
1104	1105
1105	1104, 1106
1106	1105, 1107
1107	1106, 1108
1108	1107, 1109
1109	1108, 1110
1110	1109, 1111
1111	1110, 1112
1112	1111, 1113
1113	1112, 1114

BURDENED LOT No.	BENEFITING LOTS
1114	1113, 1115
1115	1114, 1116
1116	1115, 1117
1117	1116
1118	1119, 1132, 1133, 1137, 1138, 1139
1119	1118, 1120, 1132
1120	1119, 1121, 1131, 1132
1121	1120, 1122, 1130, 1131
1122	1121, 1123, 1129, 1130
1123	1122, 1124, 1128, 1129
1124	1123, 1125, 1127, 1128
1125	1124, 1127
1126	1127

BURDENED LOT No.	BENEFITING LOTS
1127	1124, 1125, 1126, 1128
1128	1123, 1124, 1127, 1129
1129	1122, 1123, 1128, 1130
1130	1121, 1122, 1129, 1131
1131	1120, 1121, 1130, 1132
1132	1118, 1119, 1120, 1131, 1133
1133	1118, 1132, 1134, 1135, 1136, 1137
1134	1133, 1135
1135	1133, 1134, 1136
1136	1133, 1135, 1137
1137	1118, 1133, 1136, 1138
1138	1118, 1137, 1139
1139	1118, 1138

### 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**:

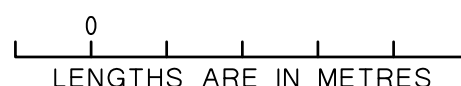
1. build or allow to be built a dwelling house which is not constructed:
  - (i) to face the primary street frontage;
  - (ii) with an entry which is visible from the primary street;
  - (iii) with an entry with direct access to the house from the primary street frontage;
  - (iv) with a covered entry 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;

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#### SCALE



ORIGINAL  
SCALE

SHEET 7

ORIGINAL SHEET SIZE A3

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VERSION F

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 727724C**

1. (cont.)

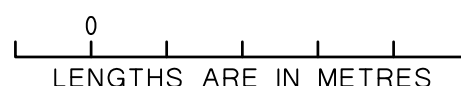
- (vii) with window frame styles, colour and glazing complimenting the overall colour palette of the house;
  - (viii) with any windows on each storey on the front facade having matching head and sill heights;
  - (ix) with any security doors complimentary to the front facade design;
  - (x) with external 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.
2. build or allow to be built except for Lots 1135 to 1138 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.
  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 a front fence.
  9. build or allow to be built, side and rear boundary fencing which is higher than 1.8m.
  10. 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.
  11. 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.
  12. 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.
  13. 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.

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SCALE



ORIGINAL  
SCALE

SHEET 8

ORIGINAL SHEET SIZE A3

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VERSION F



# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 727724C**

14. 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.
15. 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;
16. build or allow to be built a carport.
17. build or allow to be built any outbuildings more than 20 square metres in area or more than 2.5 metres in height.
18. 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.
19. 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.
20. build or allow to be built a dwelling house where any exposed plumbing or electrical services are visible from the street.
21. 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.
22. 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.
23. 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).
24. 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.
25. 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 (21) shall cease to burden any lot on the plan of subdivision with effect from 30 June 2018.**

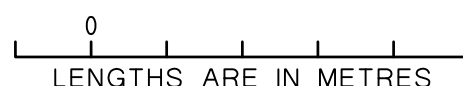
**The restrictions specified in paragraphs (1) to (25) (inclusive) other than paragraph (21) shall cease to burden any lot on the plan of subdivision with effect from 25 years from the date of registration of this plan of subdivision.**

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SCALE



ORIGINAL  
SCALE

SHEET 9

ORIGINAL SHEET SIZE A3

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REF 0069s-11

VERSION F

# BUILDING ENVELOPE PLAN

PLAN NUMBER  
**PS 727724C**

M.G.A. 94  
ZONE 55

GRANDVISTA  
CRESCENT

GRANDVISTA  
CRESCENT

1132

1131

1130

1129

1128

1127

1126

1119

1120

1121

1122

1123

1124

1125

QUARTERS

BOULEVARD

QUARTERS BOULEVARD

1106

1105

1104

1103

1102

1101

RESERVE No.1

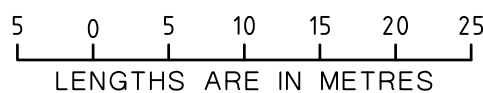
 BUILDING EXCLUSION ZONE

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SCALE



LENGTHS ARE IN METRES

ORIGINAL  
SCALE  
1:500

SHEET 1 OF 3

ORIGINAL SHEET SIZE A3

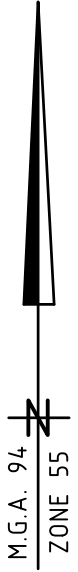
DIGITALLY SIGNED BY LICENSED SURVEYOR: ..... PATRICK RICE .....

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VERSION F

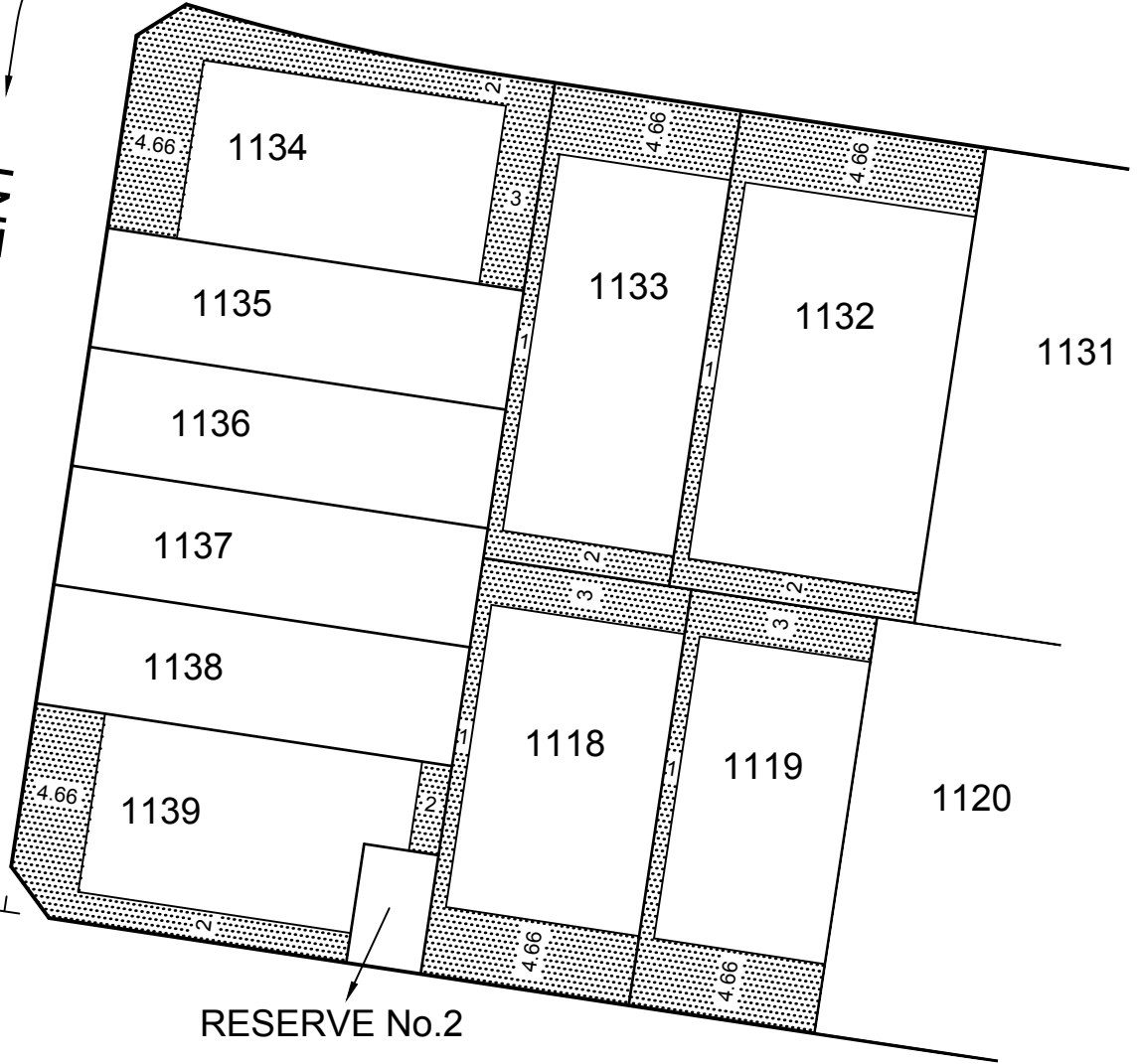
# BUILDING ENVELOPE PLAN

PLAN NUMBER  
**PS 727724C**



3006

GRANDVISTA CRESCENT



1131

1120

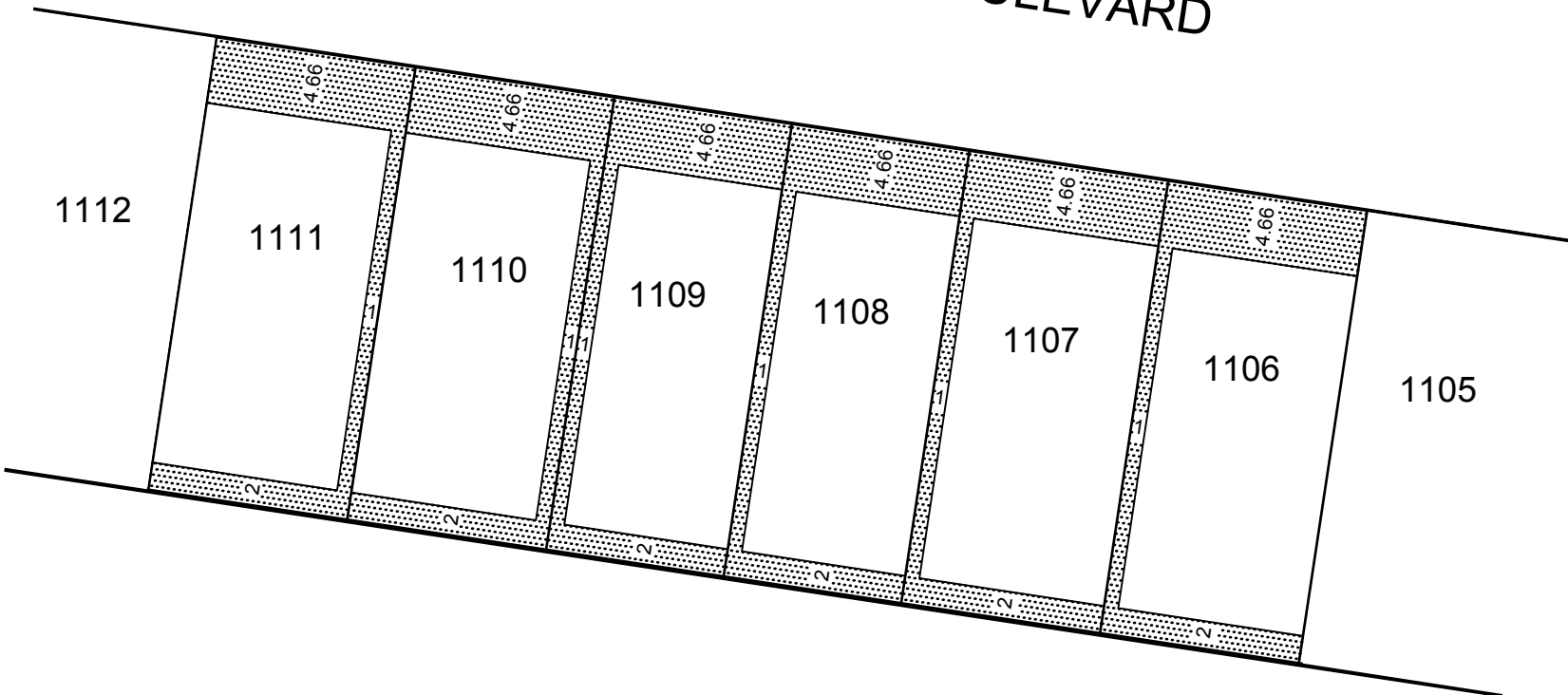
RESERVE No.2

QUARTERS

BOULEVARD

SEE SHEET 3

SEE SHEET 1

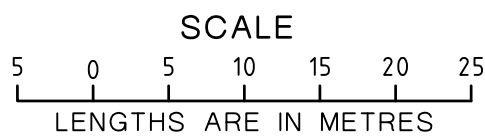


 BUILDING EXCLUSION ZONE

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ORIGINAL SCALE  
1:500

SHEET 2 OF 3

ORIGINAL SHEET SIZE A3

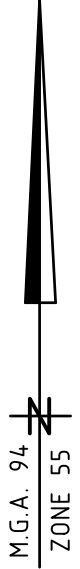
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VERSION F

# BUILDING ENVELOPE PLAN

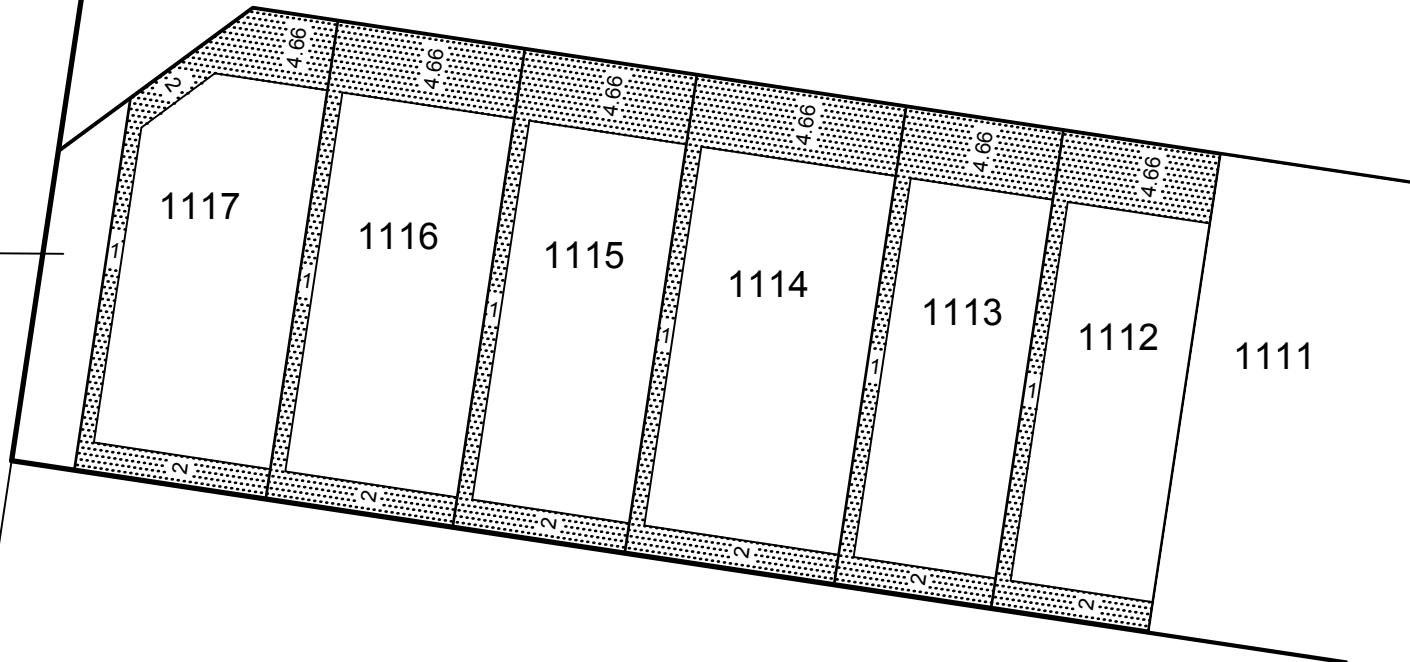
PLAN NUMBER  
**PS 727724C**



3006

QUARTERS  
BOULEVARD

RESERVE  
No.3



SEE SHEET 2

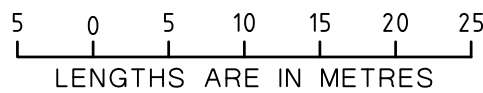
 BUILDING EXCLUSION ZONE

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SCALE



ORIGINAL  
SCALE  
1:500

SHEET 3 OF 3

ORIGINAL SHEET SIZE A3

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

REF 0069s-11

VERSION F