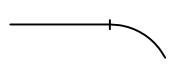


# PLAN OF SUBDIVISION

EDITION

PS 742718L

LOCATION OF LAND	
PARISH:	CRANBOURNE
TOWNSHIP:	—
SECTION:	—
CROWN ALLOTMENT:	—
CROWN PORTION:	18 (PART)
TITLE REFERENCE:	VOL FOL
LAST PLAN REFERENCE:	LOT V ON PS746024A
POSTAL ADDRESS: (at time of subdivision)	ELIBURN DRIVE CRANBOURNE EAST 3977
MGA 94 CO-ORDINATES: (approx. centre of land in plan)	E 350 740 N 5 779 370 Zone: 55

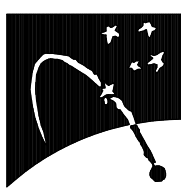
VESTING OF ROADS AND/OR RESERVES		NOTATIONS
IDENTIFIER	COUNCIL/BODY/PERSON	<b>STAGING</b> This <del>is</del> /is not a staged subdivision Planning Permit No. <b>PinA00245/12</b>  <b>DEPTH LIMITATION DOES NOT APPLY</b> <b>SURVEY</b> This plan is/ <del>is not</del> based on survey <b>BP2495W</b> This survey has been connected to permanent marks no(s) <b>89, 151, 163, 169, 179, 275 &amp; NIRVANA PARK TRIG</b> In Proclaimed Survey Area No. <b>52</b>  TANGENT POINTS ARE SHOWN THUS:   LOTS 1 TO 900 AND A TO V (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN  EASEMENTS E-1, E-4 TO E-7, E-9, E-12 TO E-17 AND E-19 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN  AREA OF LAND SUBDIVIDED (EXCLUDING LOT W) - 4.751ha
ROAD R1 RESERVE No.1	CASEY CITY COUNCIL CASEY CITY COUNCIL	
<b>OTHER PURPOSE OF PLAN</b> TO REMOVE THAT PART OF SEWERAGE EASEMENT E-18 ON PS746024A NOW CONTAINED IN HAMMERSMITH WAY ON THIS PLAN.  <b>GROUND FOR REMOVAL OF EASEMENTS</b> AGREEMENT BY ALL INTERESTED PARTIES.		

## EASEMENT INFORMATION

**LEGEND:** E – Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A – Appurtenant Easement

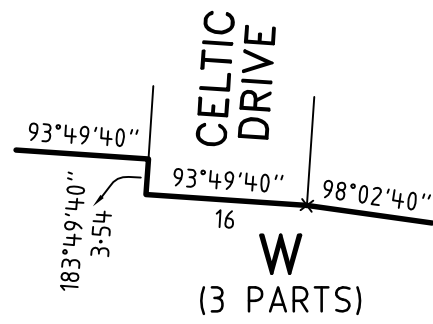
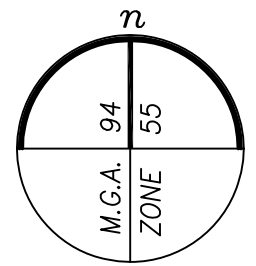
SUBJECT LAND	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-2 E-2	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION
E-3 E-3	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS721475E PS721475E	CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION
E-8	SEWERAGE	SEE DIAG	C/E AJ863799G	SOUTH EAST WATER CORPORATION
E-10 E-10	SUPPLY OF WATER BY PIPELINE SUPPLY OF GAS	SEE DIAG SEE DIAG	PS711385M PS711385M	SOUTH EAST WATER CORPORATION VIC GAS DISTRIBUTION PTY LTD
E-11 E-11 E-11	SEWERAGE SUPPLY OF WATER BY PIPELINE SUPPLY OF GAS	SEE DIAG SEE DIAG SEE DIAG	C/E AK307490L PS711385M PS711385M	SOUTH EAST WATER CORPORATION SOUTH EAST WATER CORPORATION VIC GAS DISTRIBUTION PTY LTD
E-18	SEWERAGE	SEE DIAG	C/E AL956229R	SOUTH EAST WATER CORPORATION
E-20	SEWERAGE	SEE DIAG	C/E	SOUTH EAST WATER CORPORATION

<b>LIVINGSTON – 9</b>		LICENSED SURVEYOR ADRIAN A. THOMAS	
<b>64 LOTS &amp; BALANCE LOT W</b>		DATE 07/12/15	REFERENCE 26605093
<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		VERSION E	DRAWING 2660509BE
		ORIGINAL SHEET SIZE A3	
		SHEET 1 OF 13 SHEETS	

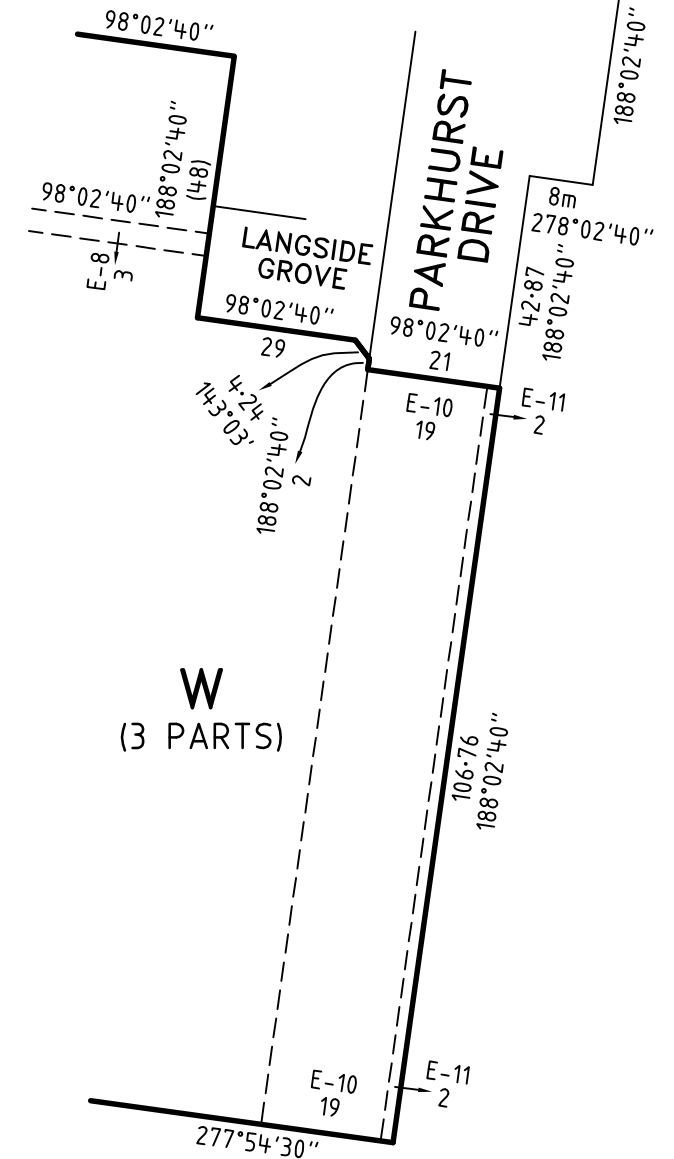
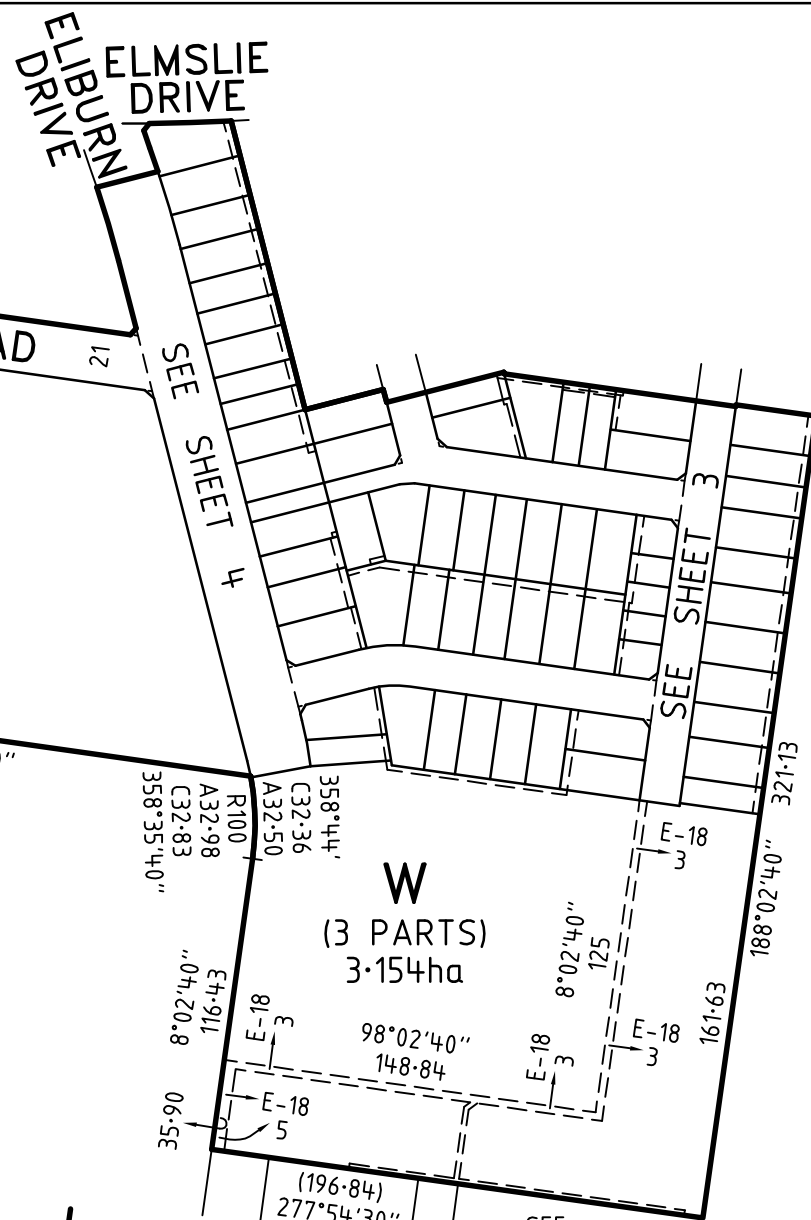
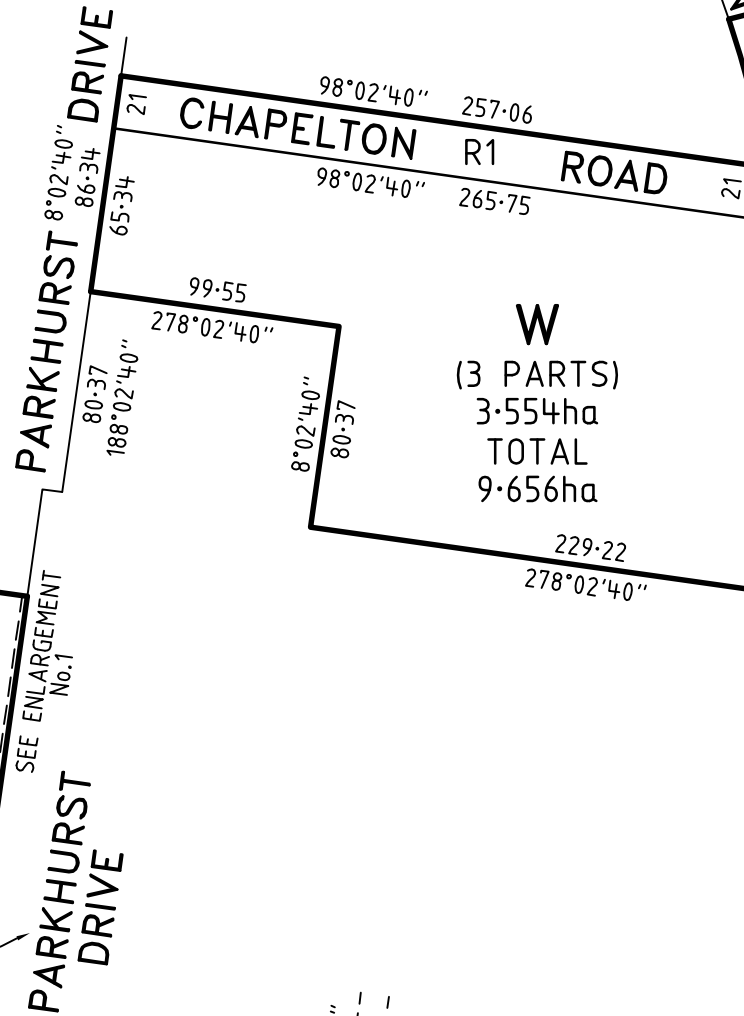
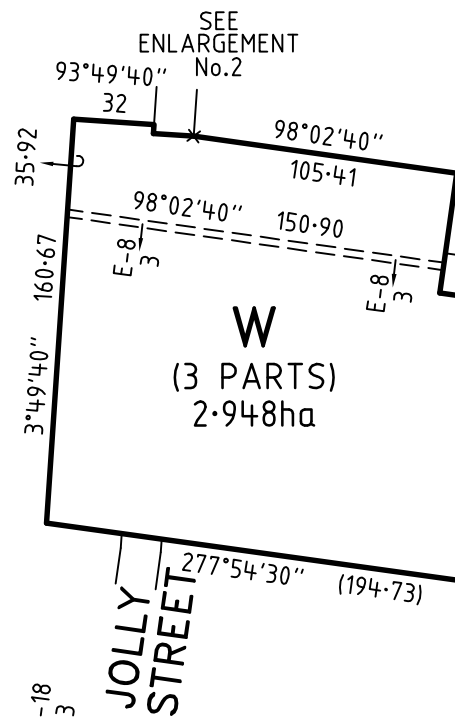


# PLAN OF SUBDIVISION

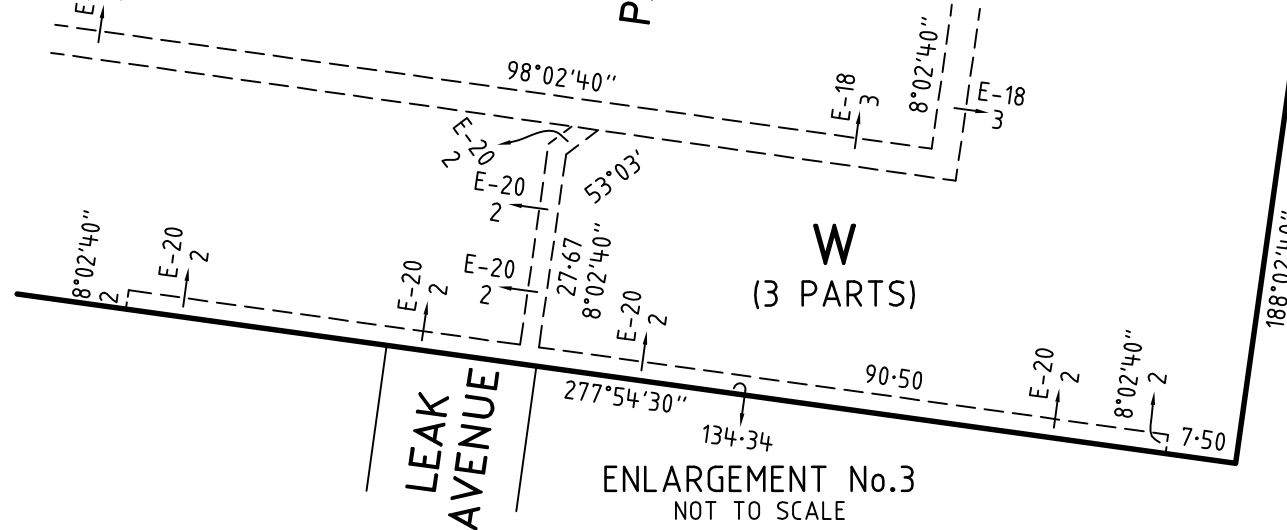
PS 742718L



ENLARGEMENT No.2  
NOT TO SCALE

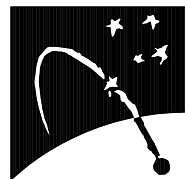


ENLARGEMENT No.1  
NOT TO SCALE



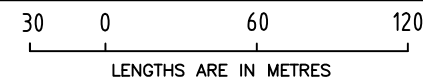
ENLARGEMENT No.3  
NOT TO SCALE

**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



**LIVINGSTON - 9**  
LICENSED SURVEYOR ADRIAN A. THOMAS

DATE 07/12/15 REFERENCE 26605093  
VERSION E DRAWING 2660509BE

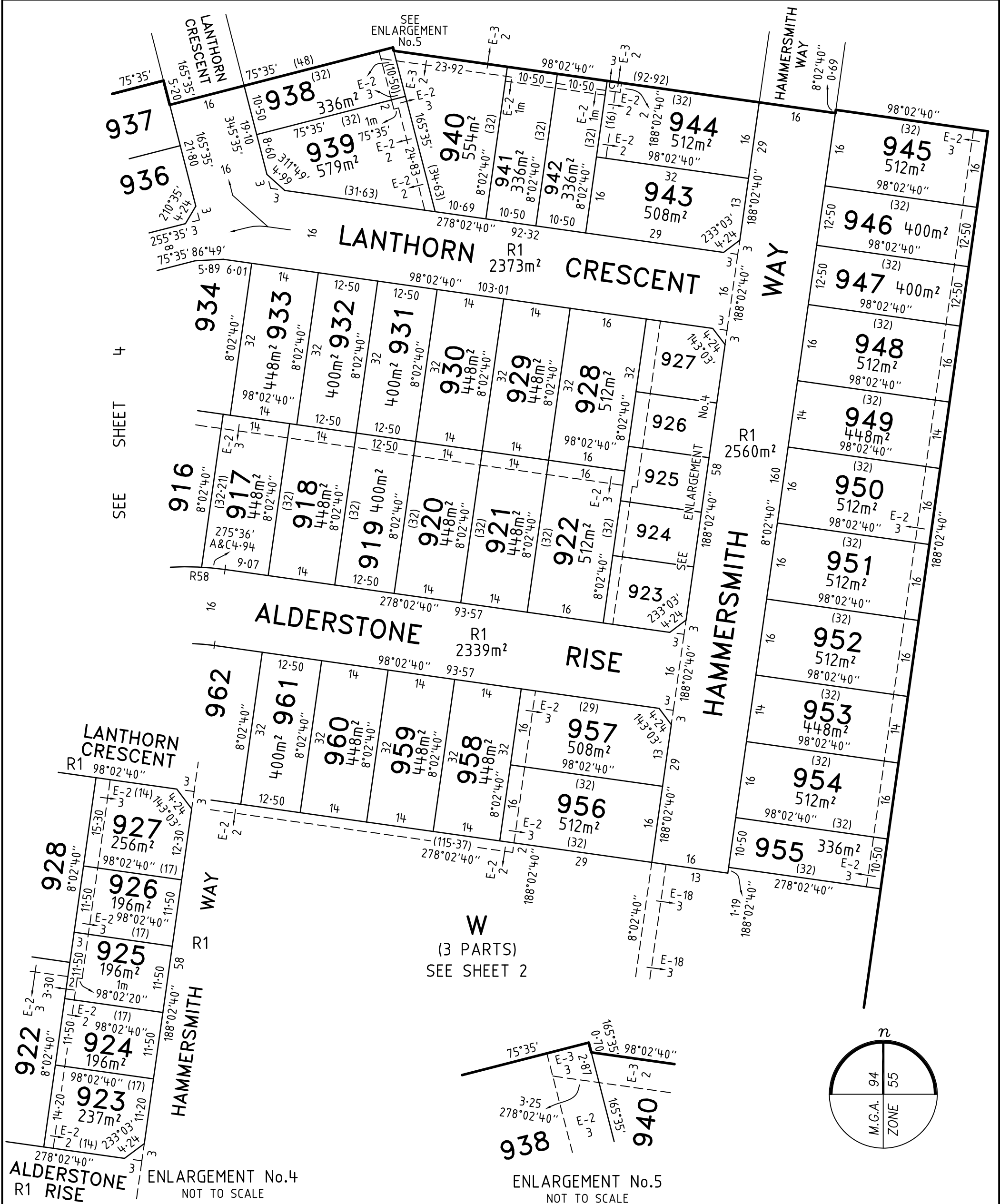


SCALE  
1:3000

ORIGINAL SHEET SIZE A3  
SHEET 2

PLAN OF SUBDIVISION

PS 742718L



LIVINGSTON - 9

**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 ADRIAN A. THOMAS

DATE 07/12/15 REFERENCE 26605093  
 VERSION E DRAWING 2660509BE

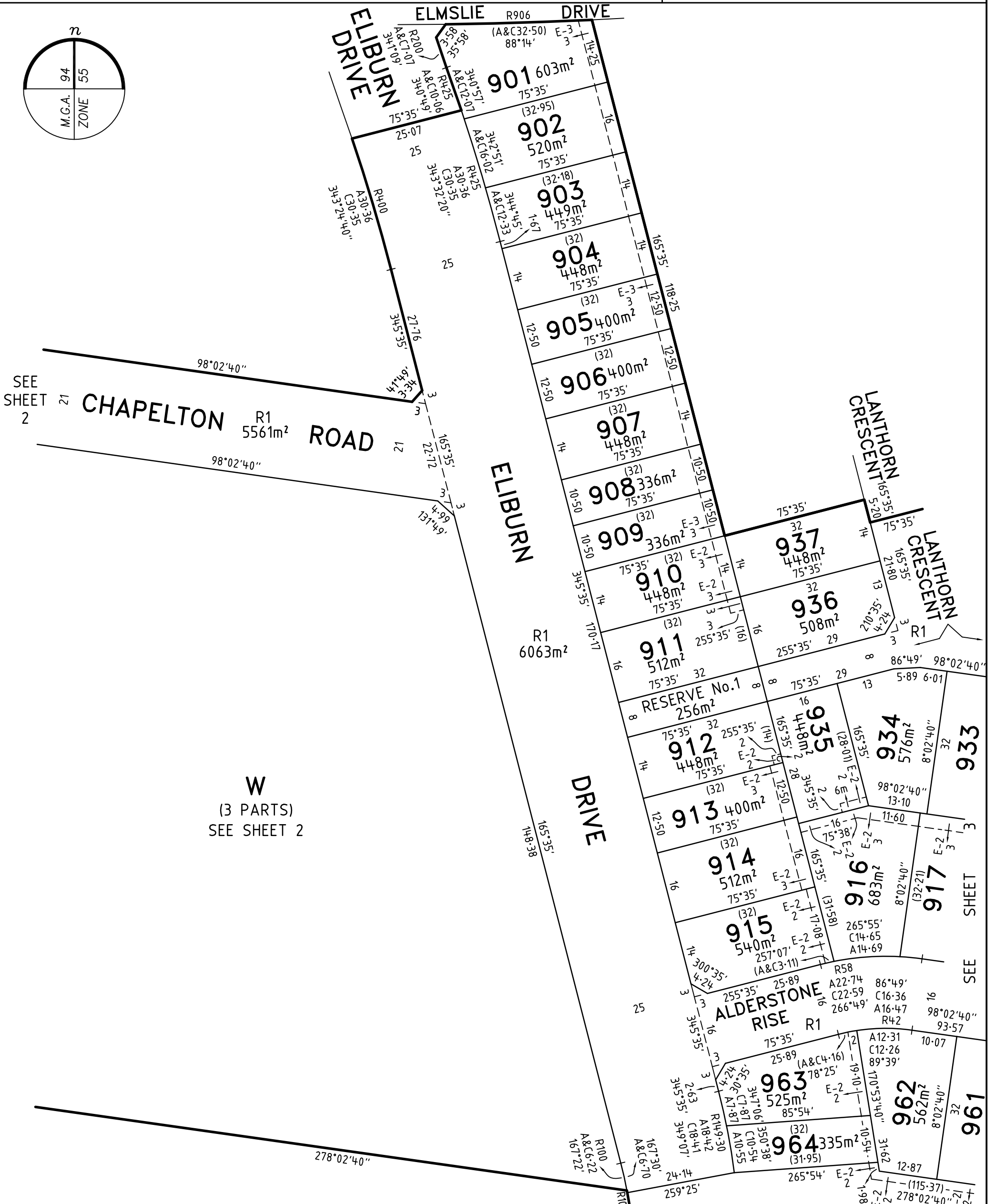
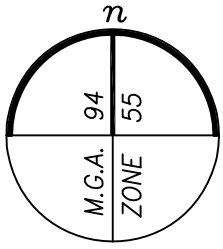
SCALE 1:750

7.5 0 15 30  
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3  
 SHEET 3

PLAN OF SUBDIVISION

PS 742718L

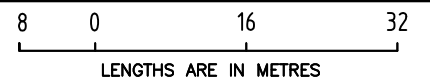


W  
(3 PARTS)  
SEE SHEET 2

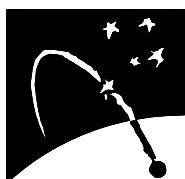
LIVINGSTON - 9

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE  
1:800



**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



DATE 07/12/15  
VERSION E

REFERENCE 26605093  
DRAWING 2660509BE

ORIGINAL SHEET SIZE A3  
SHEET 4

# PLAN OF SUBDIVISION

# PS 742718L

## CREATION OF RESTRICTION 1

The following restriction is to be created upon registration of Plan of Subdivision No. PS742718L 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	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
901	902	928	922, 925, 926, 927, 929	950	949, 951
902	901, 903	929	921, 928, 930	951	950, 952
903	902, 904	930	920, 929, 931	952	951, 953
904	903, 905	931	919, 930, 932	953	952, 954
905	904, 906	932	918, 931, 933	954	953, 955
906	905, 907	933	917, 918, 932, 934	955	954
907	906, 908	934	916, 917, 933, 935	956	957, 958
908	907, 909	935	912, 913, 914, 916, 934	957	956, 958
909	908, 910	936	911, 937	958	956, 957, 959
910	909, 911, 937	937	910, 936	959	958, 960
911	910, 936	938	939, 940	960	959, 961
912	913, 935	939	938, 940	961	960, 962
913	912, 914, 935	940	938, 939, 941	962	961, 963, 964
914	913, 915, 916, 935	941	940, 942	963	962, 964
915	914, 916	942	941, 943, 944	964	962, 963
916	914, 915, 917, 934, 935	943	942, 944		
917	916, 918, 933, 934	944	942, 943		
918	917, 919, 932, 933	945	946		
919	918, 920, 931	946	945, 947		
920	919, 921, 930	947	946, 948		
921	920, 922, 929	948	947, 949		
922	921, 923, 924, 925, 928	949	948, 950		

## 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 9 and 10;
- (b) build or allow to be built a dwelling house which does not include fittings and connections to the South East Water recycled pipeline, as specified by South East Water, to allow toilet flushing and garden irrigation for any of the land contained in the Plan of Subdivision;
- (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, 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 9 and 10 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.

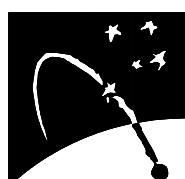
#### Garage

- (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;

continued.

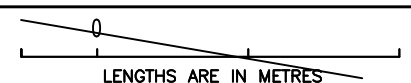
LIVINGSTON – 9

**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 ADRIAN A. THOMAS

SCALE



DATE 07/12/15

REFERENCE 26605093

VERSION E

DRAWING 2660509BE

ORIGINAL SHEET SIZE A3

SHEET 5

**CREATION OF RESTRICTION 1 (CONTINUED)**

**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 9 and 10;
- (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 10 years from the date of registration;

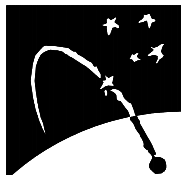

**RESTRICTION B**

Except with the written consent of Peet Cranbourne Central Syndicate Limited or in all other instances with the written consent of each and every registered proprietor of a benefiting Lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

**Design Guidelines**

- (a) build or allow to be built on the Lot any building other than a building that has been approved by Peet or the 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;


continued.

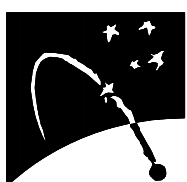
<p><b>LIVINGSTON – 9</b></p> <p><b>Bosco Jonson Pty Ltd</b>                  A.B.N 15 169 138 827                  P.O. Box 5075, South Melbourne, Vic 3205                  16 Eastern Road South Melbourne                  Vic 3205 Australia                  Tel 03) 9699 1400 Fax 03) 9699 5992</p> 	LICENSED SURVEYOR ADRIAN A. THOMAS		SCALE 
	DATE 07/12/15 VERSION E	REFERENCE 26605093 DRAWING 2660509BE	ORIGINAL SHEET SIZE A3 SHEET 6

CREATION OF RESTRICTION 1 (CONTINUED)

- (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;
- (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;

continued.

<b>LIVINGSTON – 9</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 ADRIAN A. THOMAS		SCALE 
	DATE 07/12/15 VERSION E	REFERENCE 26605093 DRAWING 2660509BE	ORIGINAL SHEET SIZE A3 SHEET 7



CREATION OF RESTRICTION 1 (CONTINUED)

Single and Double Storey Construction

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

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 Peet Cranbourne Central Syndicate Limited and then only in compliance with any condition (consistent with any restrictions affecting the Lot) imposed by Peet Cranbourne Central Syndicate Limited in respect of that approval;

Expiry

(ee) The restrictions specified in paragraphs (a) to (dd) (inclusive) shall cease to burden any Lot on the Plan of Subdivision with effect from 31/12/2019;

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 – 9**

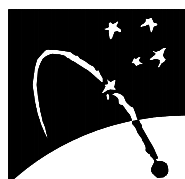
LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE



**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



DATE 07/12/15

REFERENCE 26605093

VERSION E

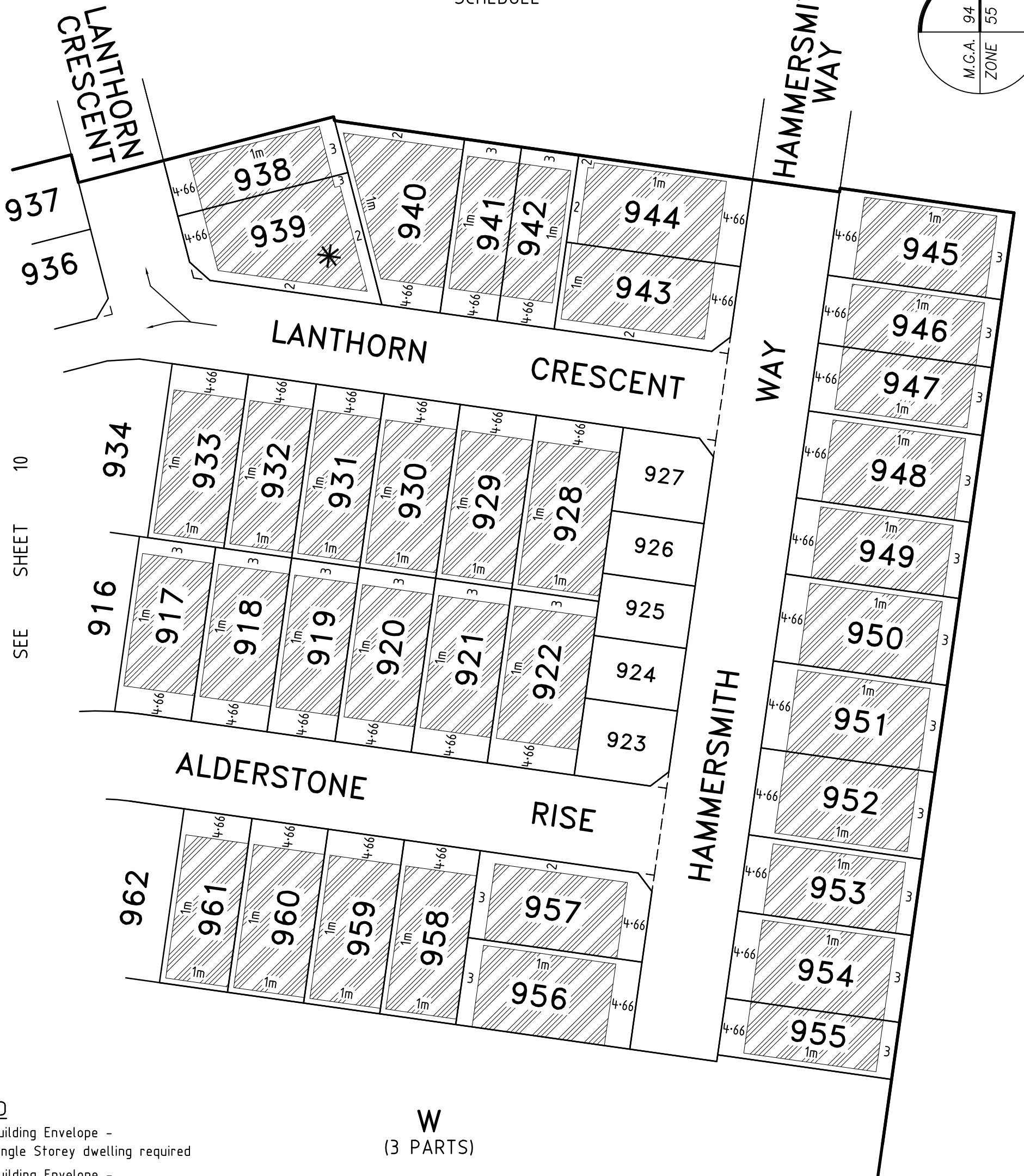
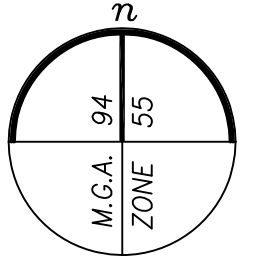
DRAWING 2660509BE

ORIGINAL SHEET SIZE A3

SHEET 8



CREATION OF RESTRICTION 1 (CONTINUED)  
SCHEDULE



SEE SHEET 10

W  
(3 PARTS)

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

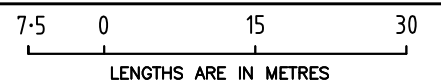
NOTE

THE BUILDING ENVELOPE OF LOTS 939 & 944 ARE PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 3

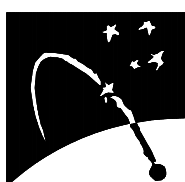
LIVINGSTON - 9

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE  
1:750



**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



DATE 07/12/15  
VERSION E

REFERENCE 26605093  
DRAWING 2660509BE

ORIGINAL SHEET SIZE A3

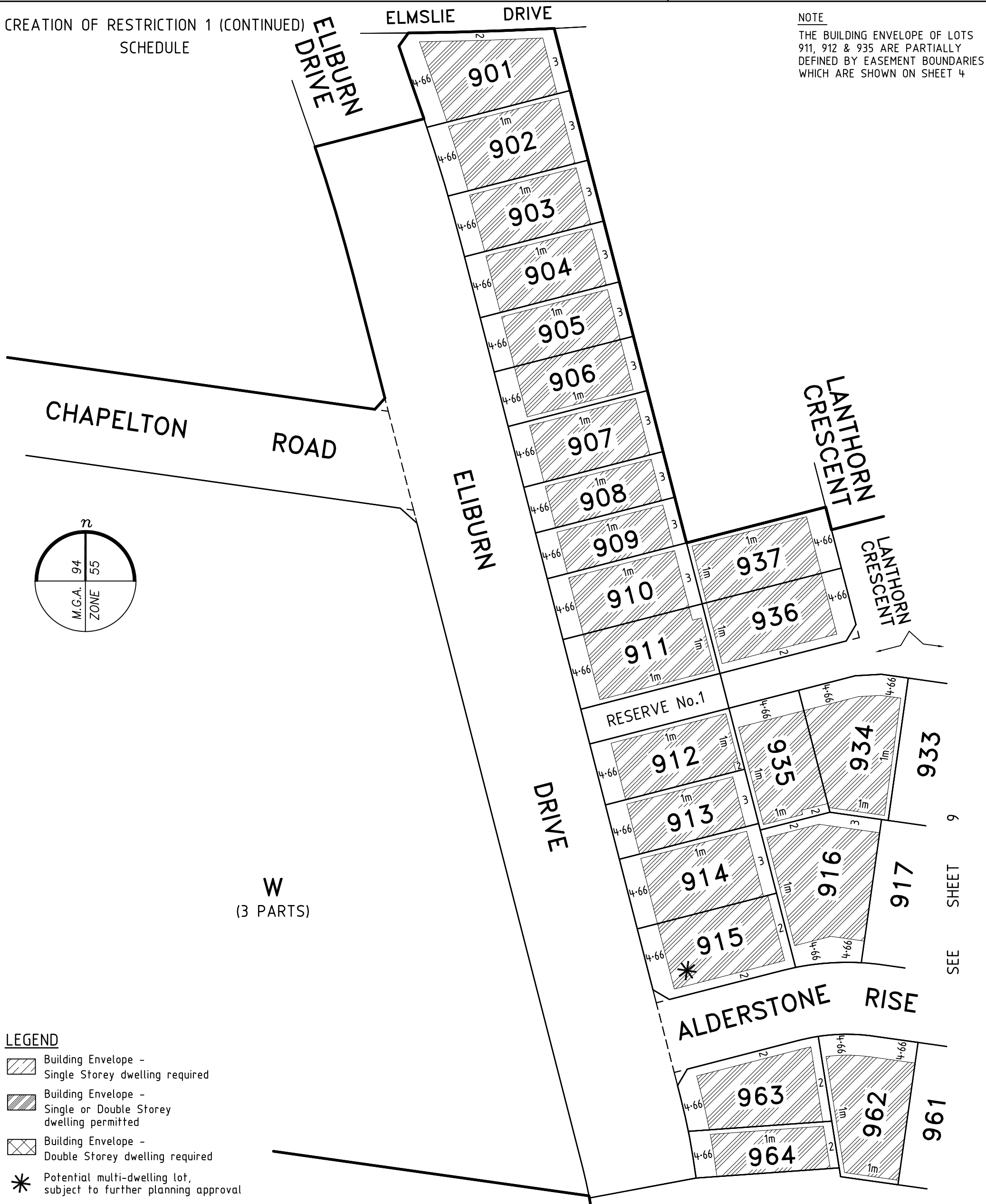
SHEET 9

# PLAN OF SUBDIVISION

PS 742718L

CREATION OF RESTRICTION 1 (CONTINUED)  
SCHEDULE

NOTE  
THE BUILDING ENVELOPE OF LOTS  
911, 912 & 935 ARE PARTIALLY  
DEFINED BY EASEMENT BOUNDARIES  
WHICH ARE SHOWN ON SHEET 4



W  
(3 PARTS)

SEE SHEET 9

### 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

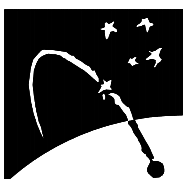
LIVINGSTON - 9

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE  
1:800

8 0 16 32  
LENGTHS ARE IN METRES

**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



DATE 07/12/15  
VERSION E

REFERENCE 26605093  
DRAWING 2660509BE

ORIGINAL SHEET SIZE A3  
SHEET 10

**CREATION OF RESTRICTION 2**

The following restriction is to be created upon registration of Plan of Subdivision No. PS742718L 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
927	926, 928

**DESCRIPTION OF RESTRICTION**

**RESTRICTION C**

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 Livingston 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 12 and profile diagrams on PS742718L 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 paragraph b) 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 a), c), d), e) and f) shall cease to burden any Lot on the Plan of Subdivision with effect from 31/12/2019.

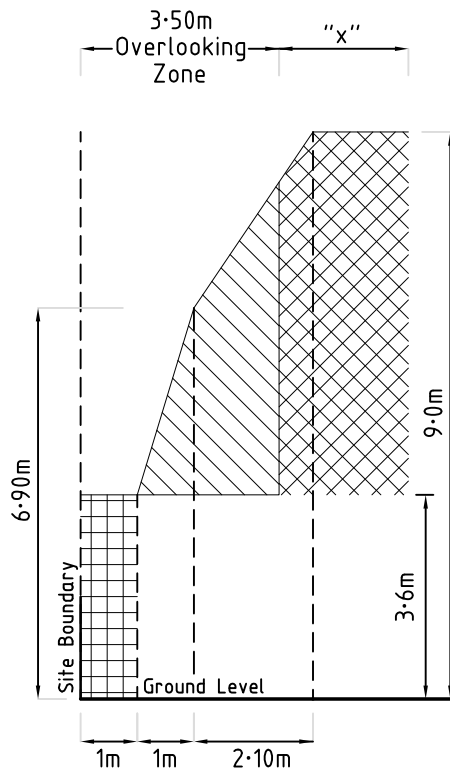
For the purposes of this restriction "Peet" means Peet Cranbourne Central Syndicate Limited ABN: 58 115 141 056 or any of its related bodies corporate or associated entities within the meaning of the Corporations Act 2001.

continued.

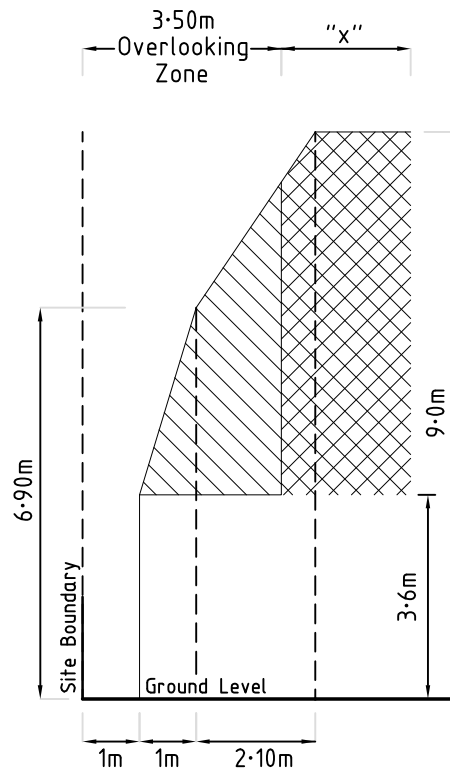
<b>LIVINGSTON – 9</b>  <b>Bosco Jonson Pty Ltd</b> A.B.N 15 169 138 827 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia Tel 03) 9699 1400 Fax 03) 9699 5992	LICENSED SURVEYOR ADRIAN A. THOMAS		SCALE 
	DATE 07/12/15 VERSION E	REFERENCE 26605093 DRAWING 2660509BE	ORIGINAL SHEET SIZE A3 SHEET 11

CREATION OF RESTRICTION 2 (CONTINUED)  
SCHEDULE

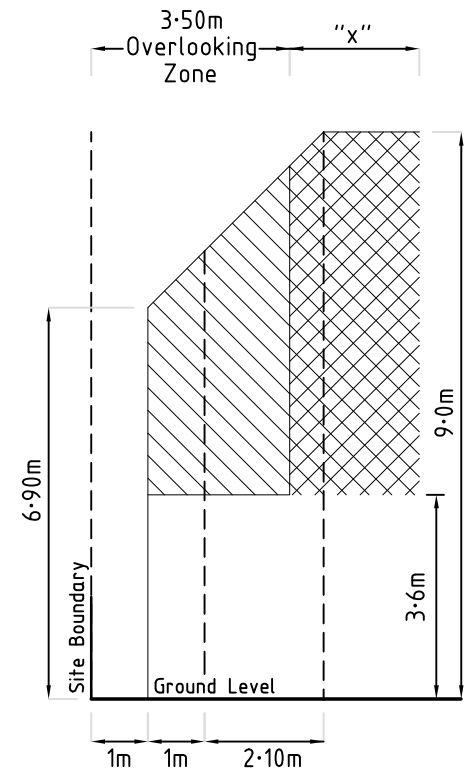
PROFILE DIAGRAMS  
NOT TO SCALE



Side/Rear Setbacks A

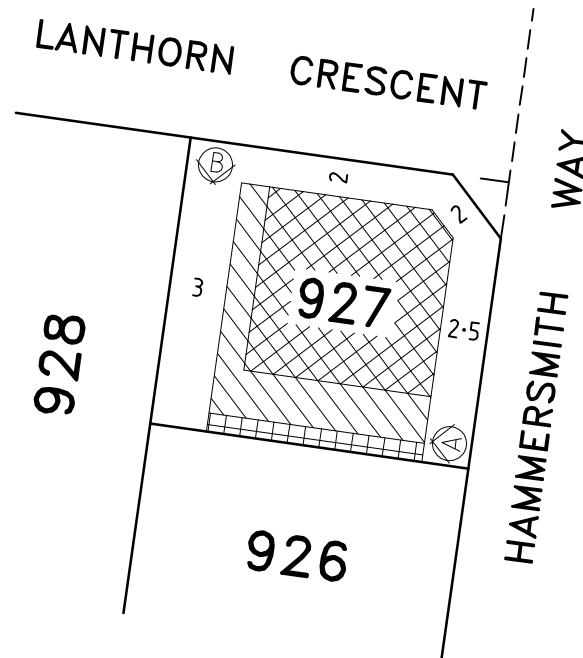
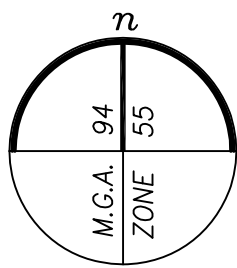


Side/Rear Setbacks B






Side/Rear Setbacks C

BUILDING ENVELOPES  
SCALE 1:400



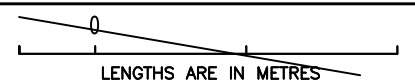
LEGEND

-  Building to Boundary Zone
-  Overlooking Zone
-  Non Overlooking Zone

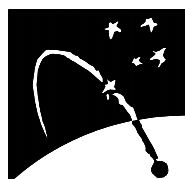
LIVINGSTON - 9

LICENSED SURVEYOR ADRIAN A. THOMAS

SCALE



**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



DATE 07/12/15  
VERSION E

REFERENCE 26605093  
DRAWING 2660509BE

ORIGINAL SHEET SIZE A3

SHEET 12

**CREATION OF RESTRICTION 3**

The following restriction is to be created upon registration of Plan of Subdivision No. PS742718L 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
923	922, 924
924	922, 923, 925
925	922, 924, 926, 928
926	925, 927, 928

**DESCRIPTION OF RESTRICTION**

**RESTRICTION D**

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 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;

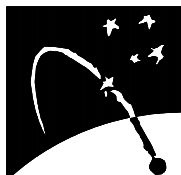

**Design Guidelines**

- (b) build or allow to be built a dwelling house which is not constructed:
  - (i) 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;
- (c) allow sheets, blankets or similar materials for which window furnishing is not their primary use, after three months of occupancy;
- (d) 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;
- (e) 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;
- (f) 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;

**Expiry**

- (g) The restrictions specified in paragraphs (a) to (f) (inclusive) shall cease to burden any Lot on the Plan of Subdivision with effect from 31/12/2019;

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.

<p><b>LIVINGSTON – 9</b></p> <p><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</p> 	<p>LICENSED SURVEYOR ADRIAN A. THOMAS</p> <p>DATE 07/12/15 REFERENCE 26605093                  VERSION E DRAWING 2660509BE</p>	<p>SCALE</p>  <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE A3</p> <p>SHEET 13</p>
---	--	---	---