

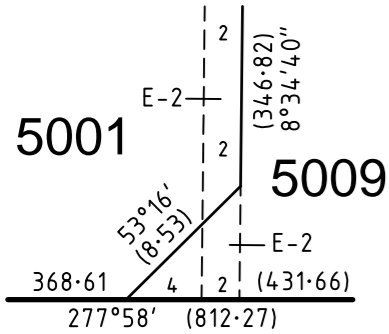
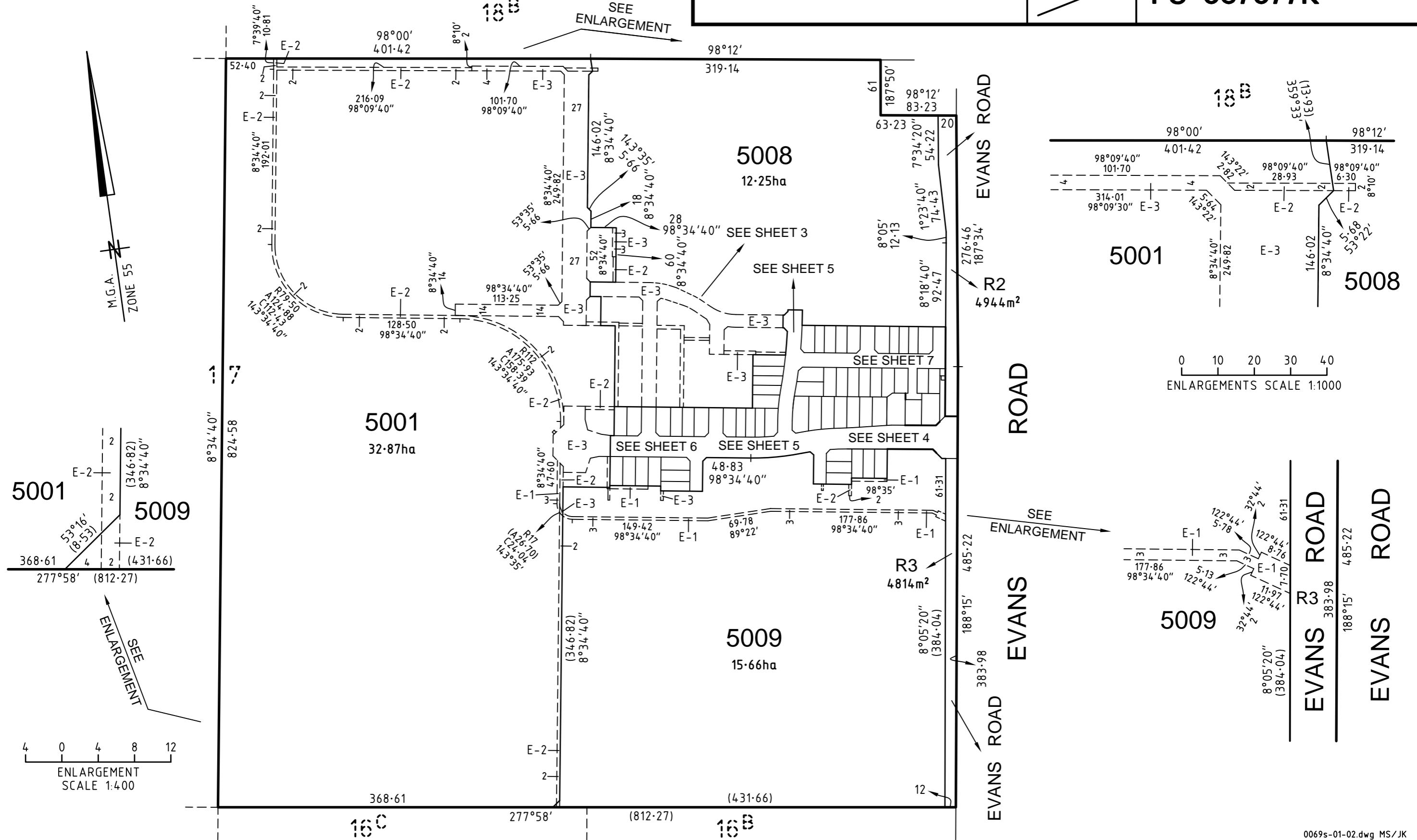


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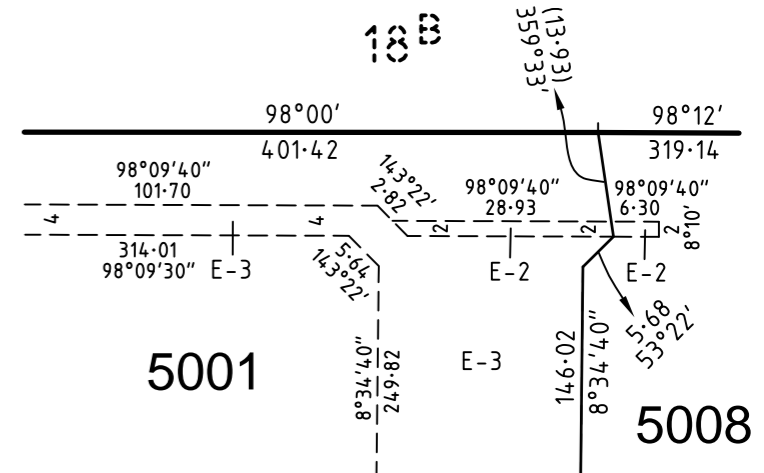
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PLAN NUMBER

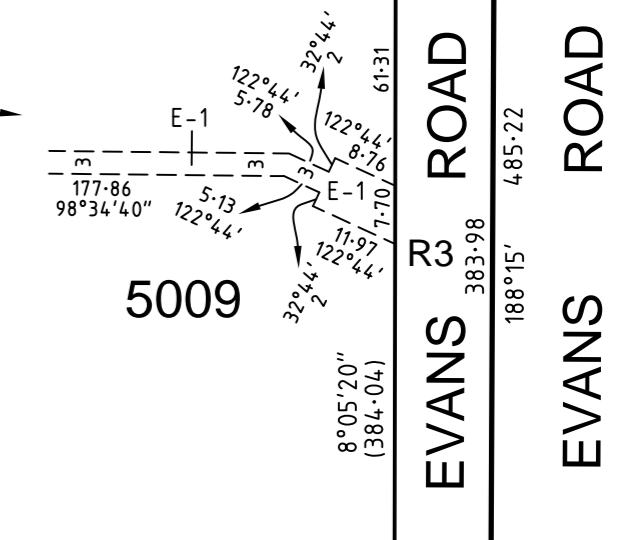
**PS 637677K**



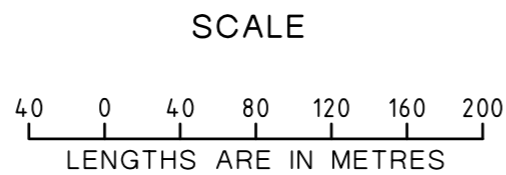
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SHEET 2  
DATE .....  
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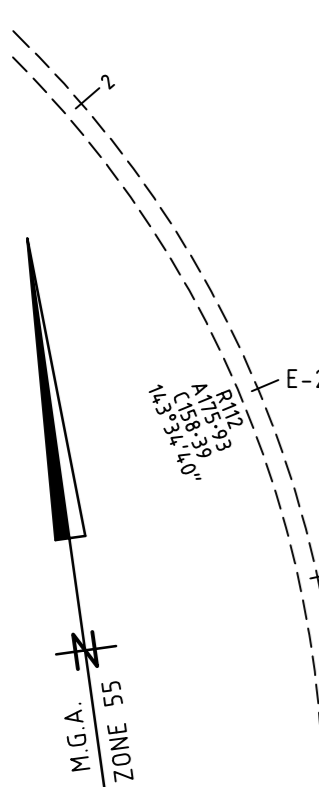
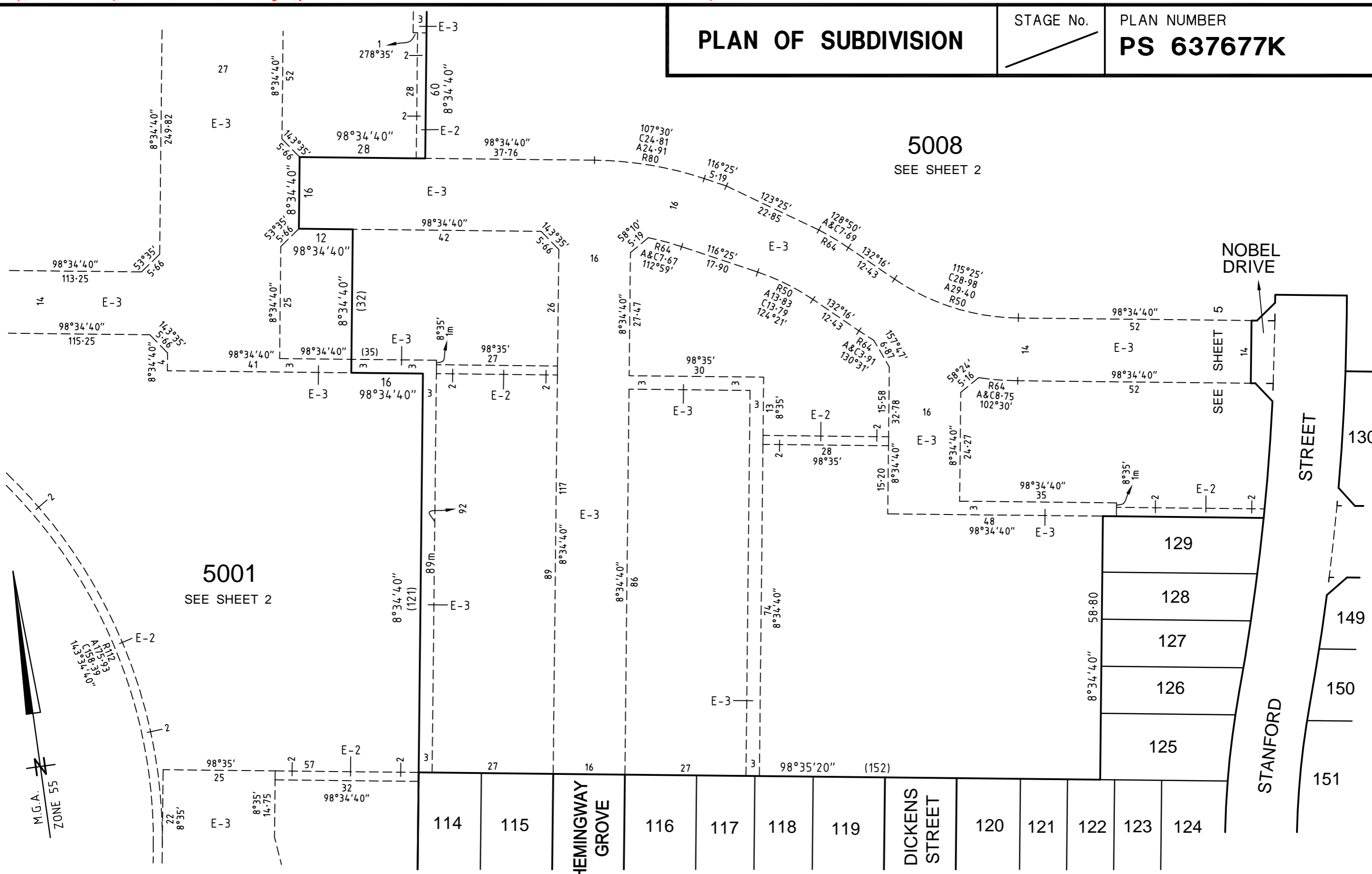
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PLAN NUMBER

**PS 637677K**

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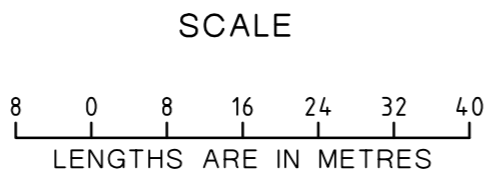
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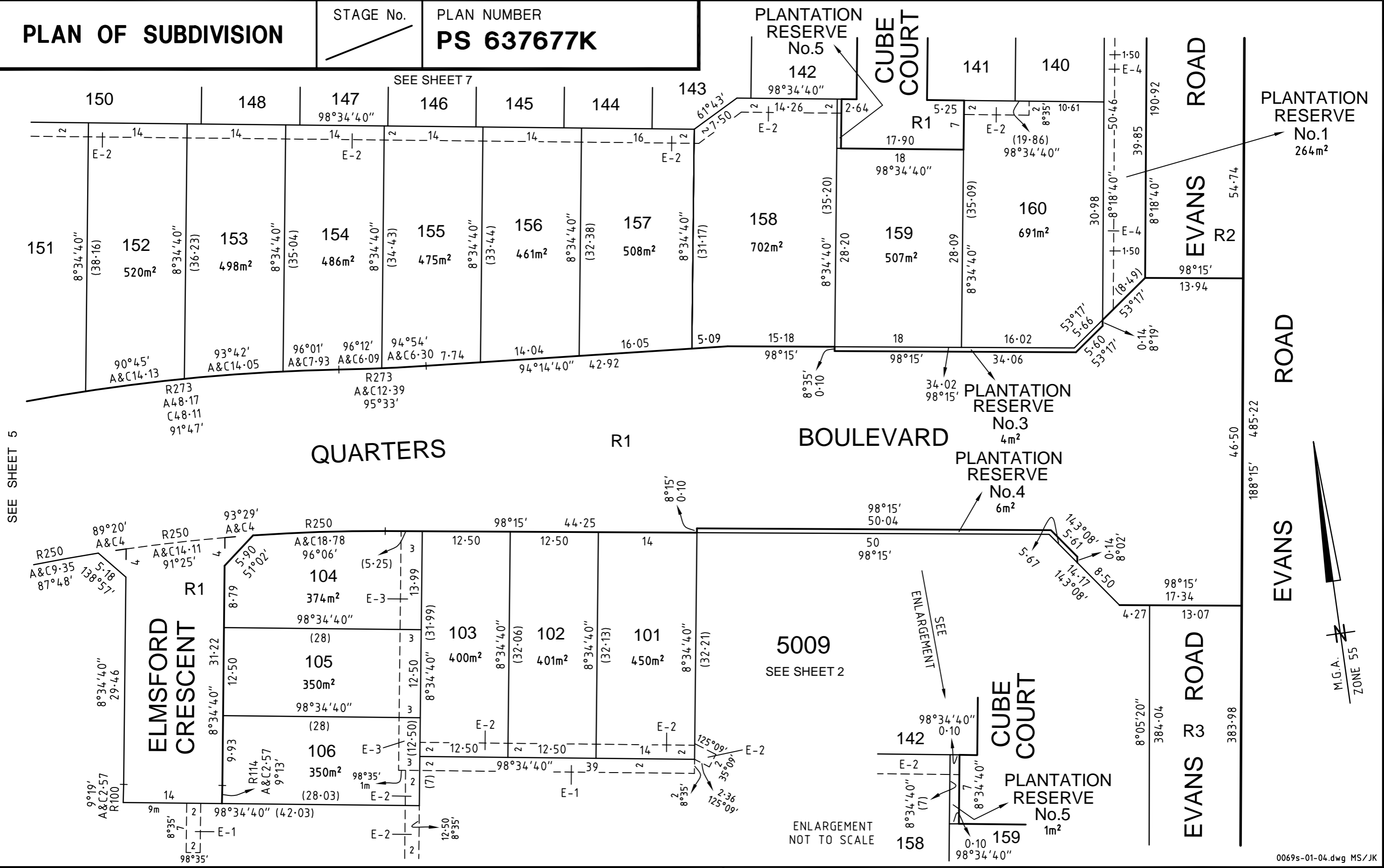
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STAGE No.

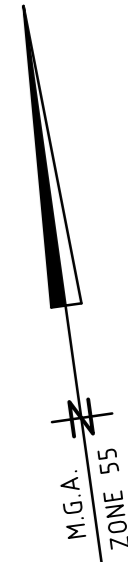
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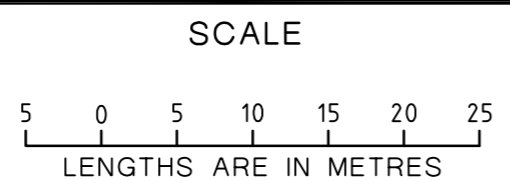


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Signed by: Patrick Rice (SMEC Urban) Surveyor's Plan Version (V) 16/09/2011



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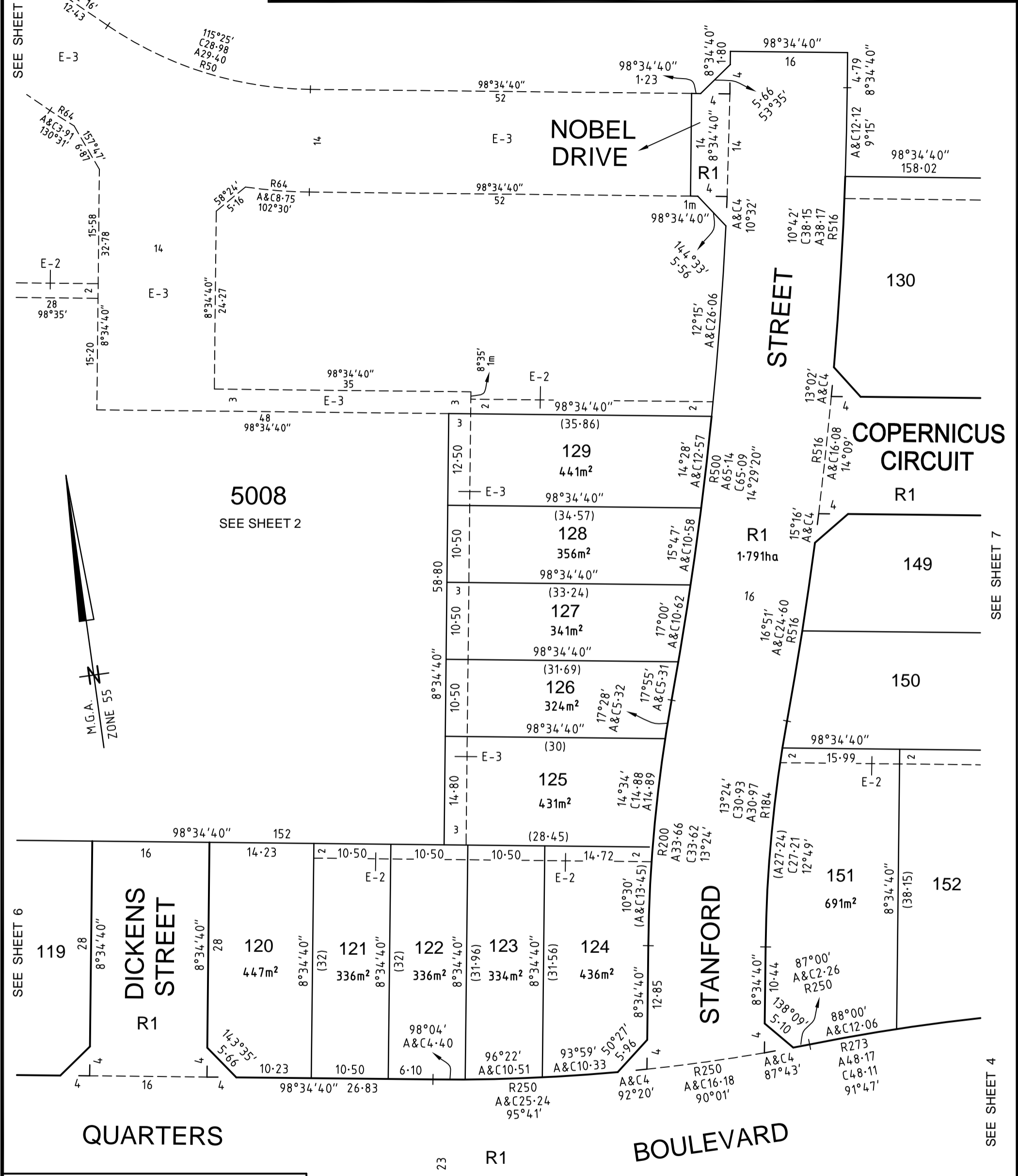
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PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER
		PS 637677K



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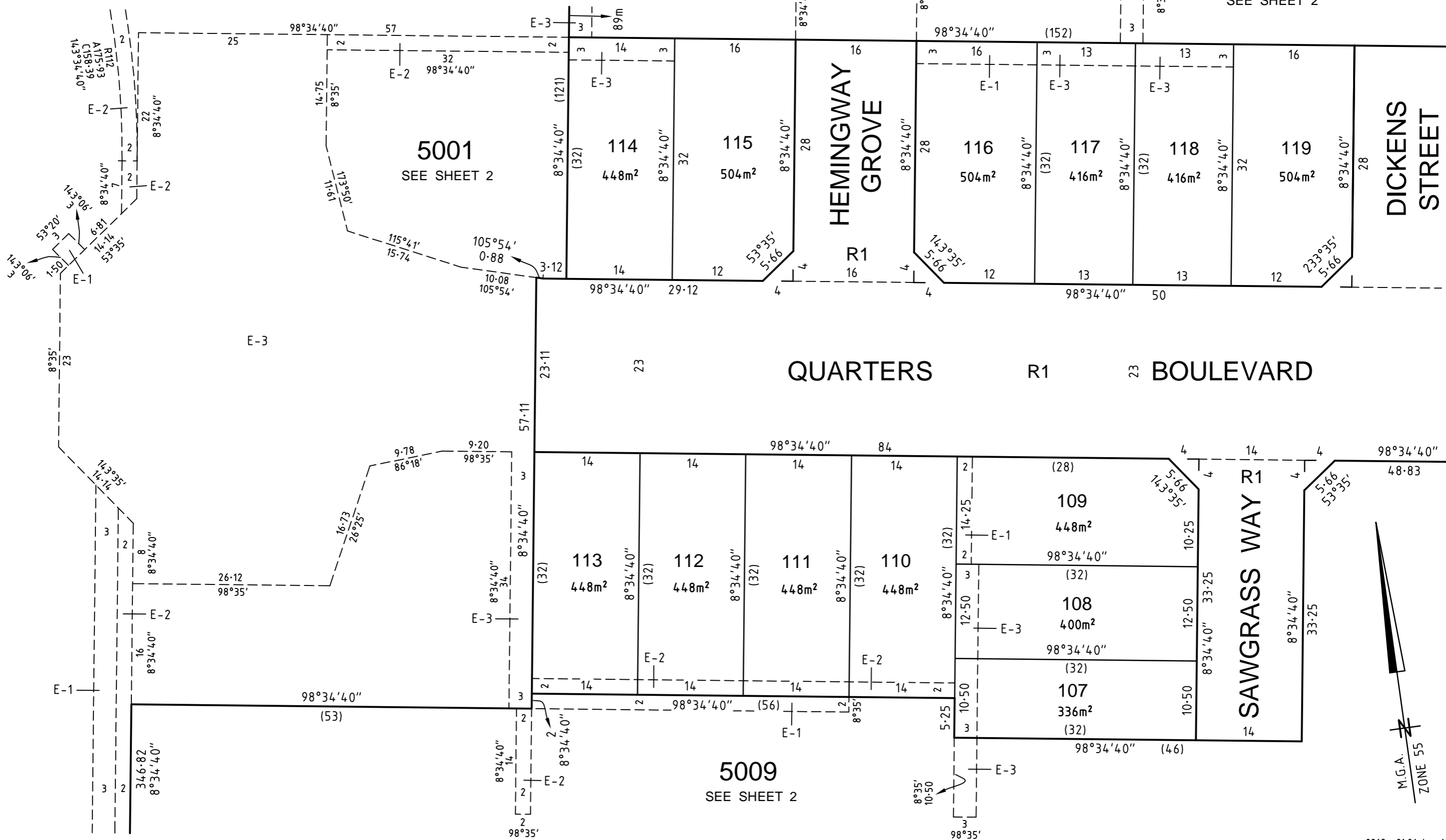
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STAGE No.

PLAN NUMBER

**PS 637677K**

**5008**  
SEE SHEET 2



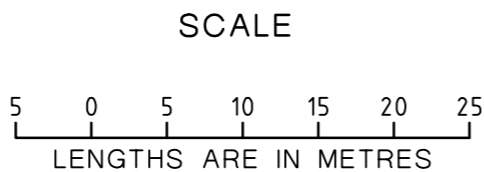
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<b>PLAN OF SUBDIVISION</b>	STAGE No. /	PLAN NUMBER <b>PS 637677K</b>
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## CREATION OF RESTRICTION "A"

**The following restriction is to be created upon registration of Plan of Subdivision No. 637677K (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988 (Vic).**

**LAND TO BENEFIT:**

Lots 101 to 160 (inclusive) on the Plan of Subdivision.

**LAND TO BE BURDENED:**

Lots 101 to 160 (inclusive) on the Plan of Subdivision.

**DESCRIPTION OF RESTRICTION**

Except with the written consent of Peet Cranbourne Syndicate Ltd ('Peet') 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:**

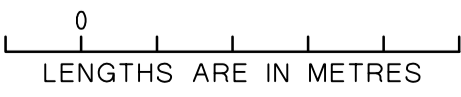
1. build or allow to be built on a lot more than one private dwelling house together with the usual outbuildings.
2. build or allow to be built a dwelling house which does not include fittings and connections to the South East Water recycled pipeline, as specified by South East Water, to allow toilet flushing and garden irrigation for any of the land contained in the Plan of Subdivision.
3. 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;
  - (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.
4. 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.
5. build or allow to be built a dwelling house which is of a period reproduction style.
6. build or allow to be built a dwelling house with a full face brick facade.
7. build or allow to be built a dwelling house containing tinted windows or any leadlight or stained glass features.

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**PLAN OF SUBDIVISION**

STAGE No.

PLAN NUMBER

**PS 637677K**

8. 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.
9. build or allow to be built on Lots 159 to 160 (inclusive) a dwelling house unless it is 2 storeys.
10. build or allow to be built on Lots 104, 109, 115, 116, 119, 120, 124, 151 and 160 a dwelling house constructed without eaves of at least 450mm to all boundaries.
11. 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.
12. build or allow to be built a front fence.
13. 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 Quarters Premium fencing as detailed in the Quarters Building Design Guidelines which will not be solid fencing (less than 30% translucent) greater than 1.2m high which exceeds 40% of the secondary street frontage.
14. build or allow to be built, side and rear boundary fencing which is higher than 1.8m.
15. 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.
16. build or allow to be built return fencing which is higher than 1.8m or less than 840mm behind the principal building frontage.
17. build or allow to be built a dwelling house on a lot with an area greater than 300m<sup>2</sup> 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.
18. 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.
19. 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.
20. 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.
21. 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.

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LICENSED SURVEYOR (PRINT).....  
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REF **0069s-01** VERSION **V**

SHEET 9

DATE .....  
COUNCIL DELEGATE SIGNATURE

**PLAN OF SUBDIVISION**

STAGE No.

PLAN NUMBER

**PS 637677K**

- 22. 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; and
  - (iii) has doors other than panel lift, sectional overhead or tilt. No roller doors are permitted.
- 23. build or allow to be built a carport.
- 24. build or allow to be built any outbuildings more than 20m<sup>2</sup> in area or more than 2.5 metres in height.
- 25. 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.
- 26. 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.
- 27. build or allow to be built a dwelling house where any exposed plumbing or electrical services are visible from the street.
- 28. 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.
- 29. Internal window furnishings which can be viewed by the public must be fitted within three months of occupancy. Sheets, blankets or similar materials for which window furnishing is not their primary use are not permitted.
- 30. 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 (unless either of those occurs during the normal course of business by a visiting trades person) or on the nature strip or footpath.
- 31. 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.
- 32. 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 restrictions specified in paragraphs (1) to (32) (inclusive) shall cease to burden any lot on the plan of Subdivision with effect from 1 January 2035.**



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SCALE



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<b>PLAN OF SUBDIVISION</b>	STAGE No. /	PLAN NUMBER <b>PS 637677K</b>
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## CREATION OF RESTRICTION "B"

The following restriction is to be created upon registration of Plan of Subdivision No.PS637677K (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the *Subdivision Act 1988* (Vic).

**LAND TO BENEFIT**

Lots 101 to 160 (inclusive) on the Plan of Subdivision.

**LAND TO BE BURDENED**

Lots 101 to 160 (inclusive) on the Plan of Subdivision.

**DESCRIPTION OF RESTRICTION**

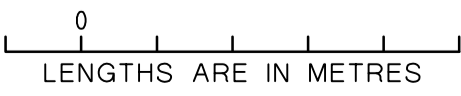
The registered proprietor or proprietors for the time being must not-  
Construct, erect or allow construction or erection of any dwelling or garage or any part of any dwelling or garage encroaching in whole or in part into the area indicated by the Building Exclusion Zones as shown on sheets 1 to 4 on Inst. PS 637677K of this Plan of Subdivision unless it is :  
an encroachment by eaves, balconies, bay windows, open verandas, porticos or pergolas by no more than 1.5 metres.

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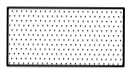
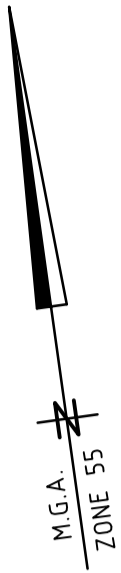


**BUILDING ENVELOPE PLAN**

STAGE No.

PLAN NUMBER

**PS 637677K**



**BUILDING EXCLUSION ZONE**

**NOBEL DRIVE**

**STREET**

130

**COPERNICUS CIRCUIT**

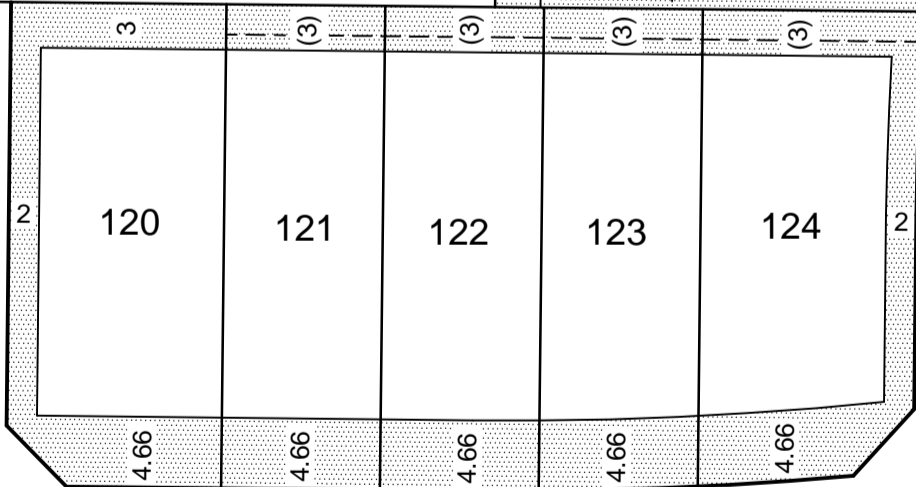
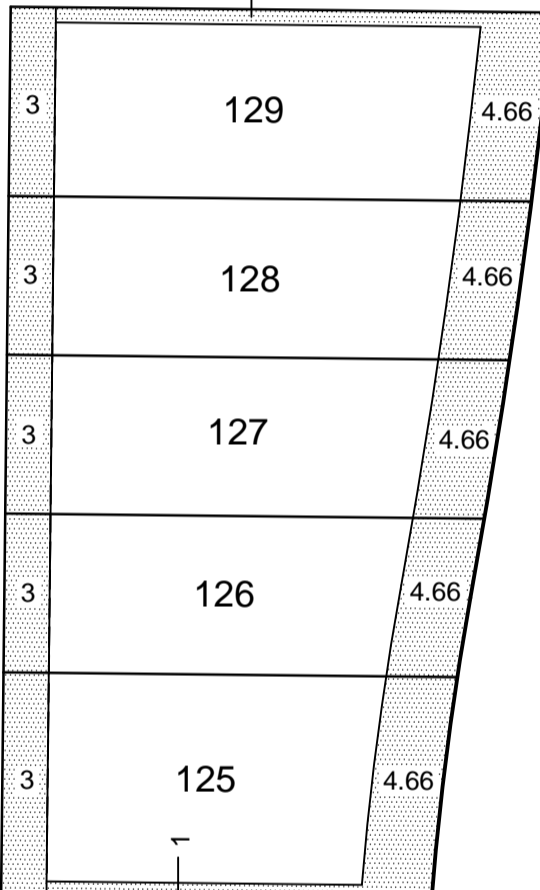
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SEE SHEET 3

119

**DICKENS STREET**

**STANFORD**

SEE SHEET 4

SEE SHEET 1

**QUARTERS**

**BOULEVARD**

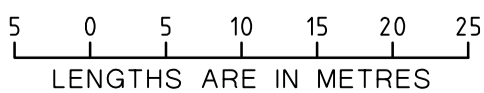
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COUNCIL DELEGATE SIGNATURE

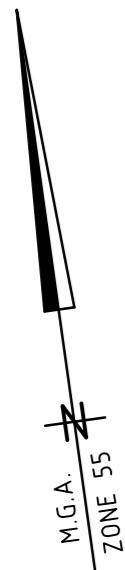
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STAGE No.

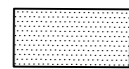
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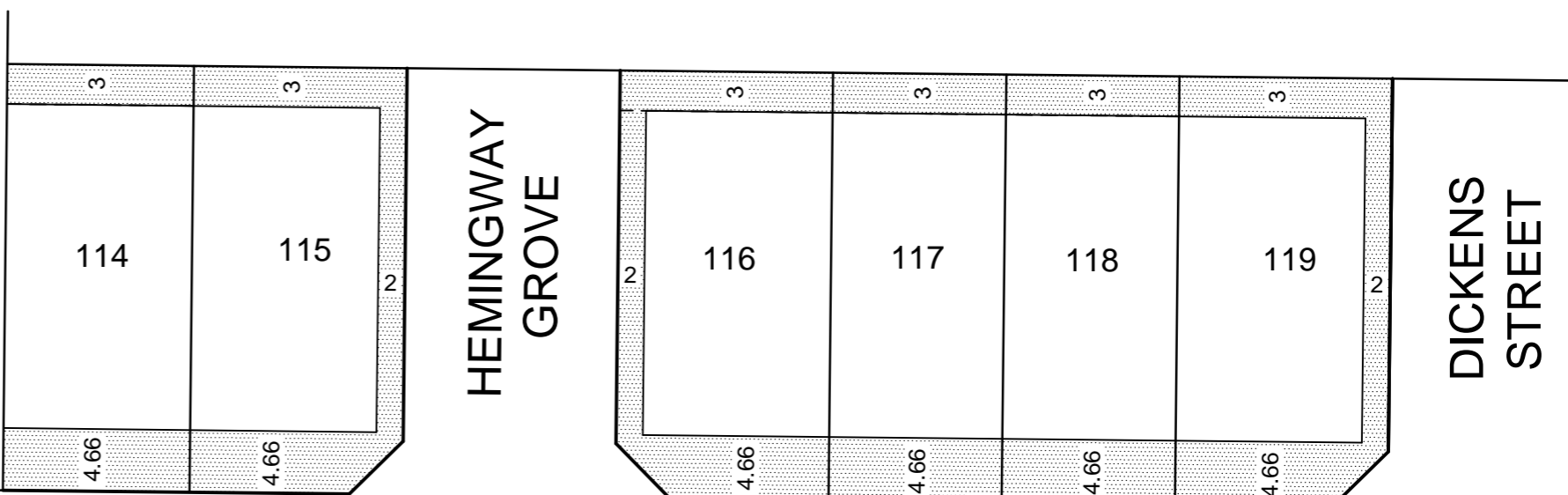
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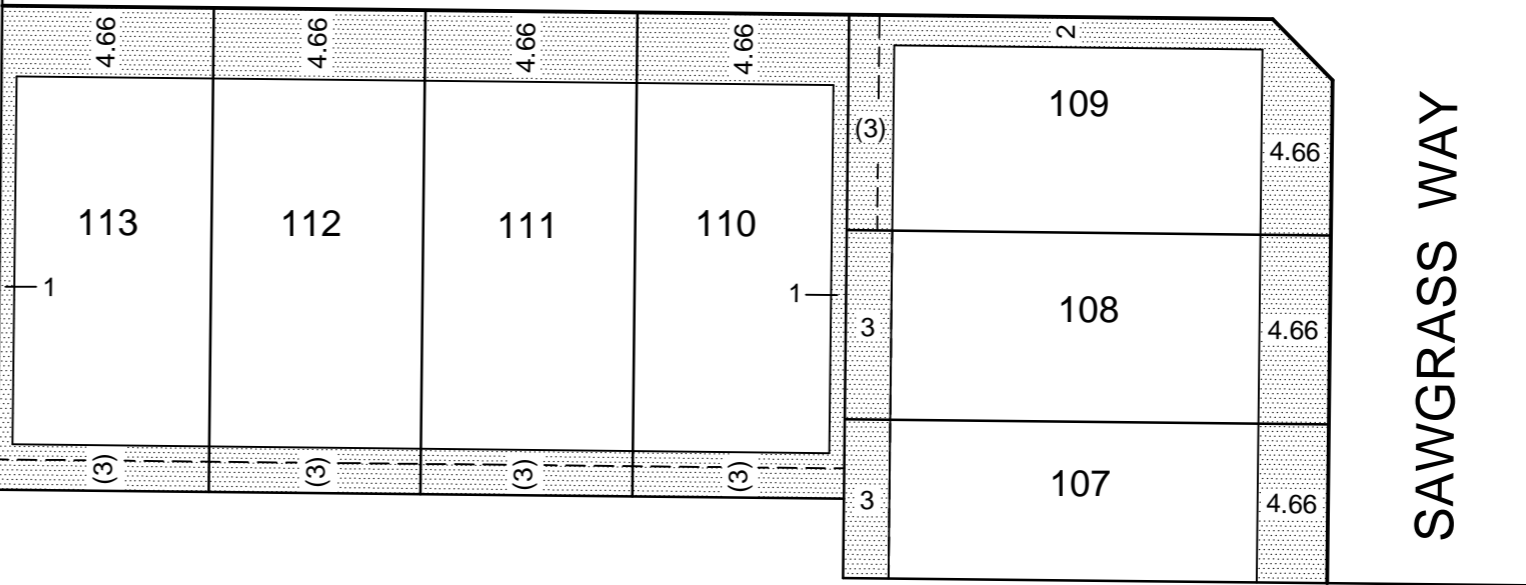


**BUILDING EXCLUSION ZONE**



QUARTERS

BOULEVARD



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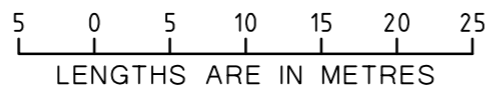
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SHEET 3 OF 4

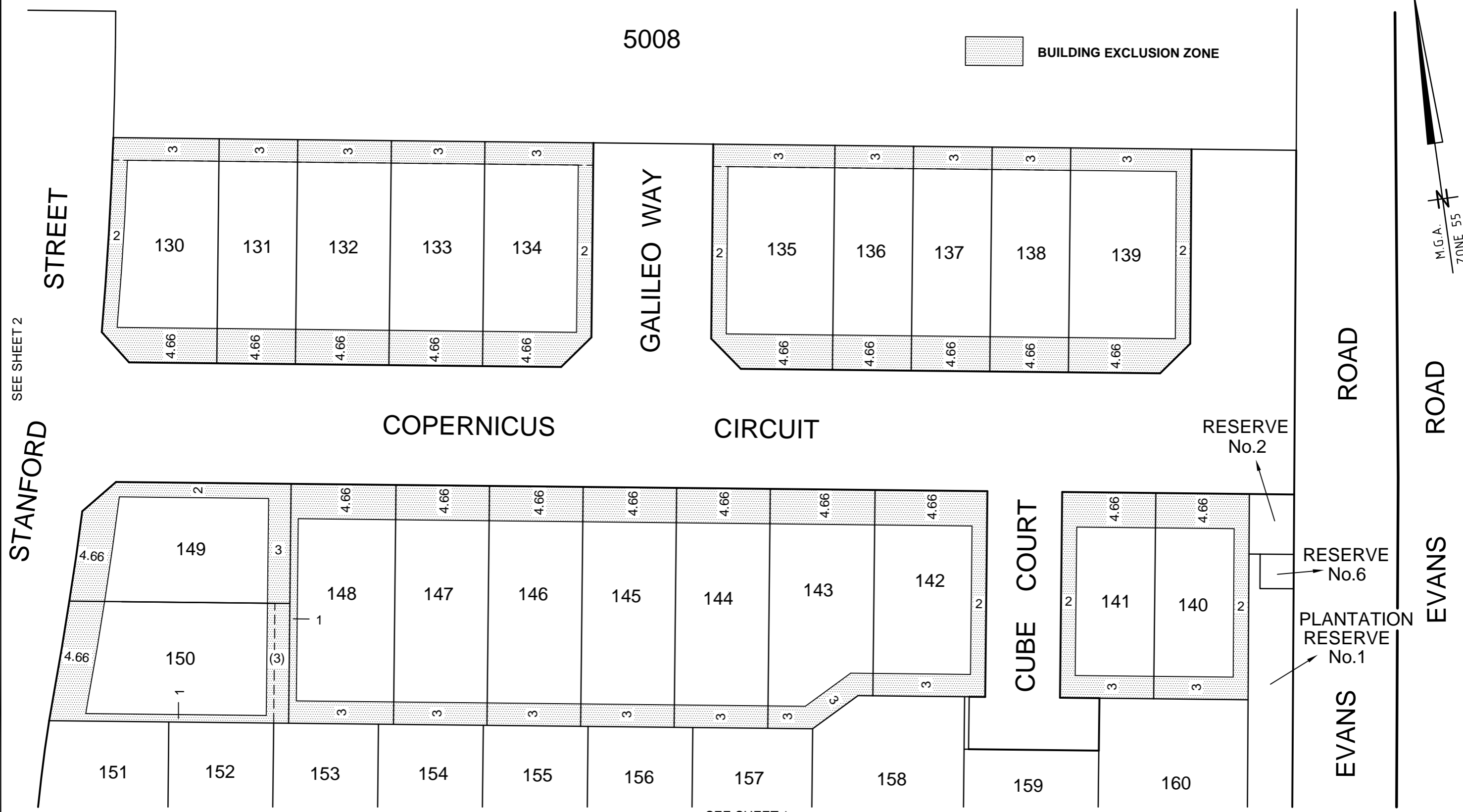
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# BUILDING ENVELOPE PLAN

STAGE No.

PLAN NUMBER

**PS 637677K**



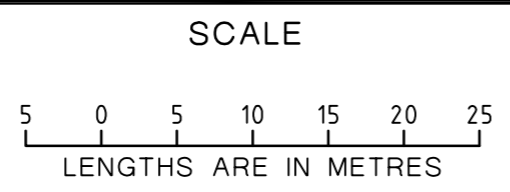
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SHEET 4 OF 4  
DATE .....  
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