

# PLAN OF SUBDIVISION

LV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS 727722G**

## LOCATION OF LAND

**PARISH:** LYNDHURST

**TOWNSHIP:**

**SECTION:**

**CROWN ALLOTMENT:**

**CROWN PORTION:** 17 (PART)

**TITLE REFERENCES:**

**LAST PLAN REFERENCE/S:** PS 727696E LOT 5034

**POSTAL ADDRESS:** AVONBURY CIRCUIT  
**(At time of subdivision)** CRANBOURNE WEST, 3977.

**MGA94 Co-ordinates** **E** 346 160  
(of approx centre of **N** 5781 720  
land in plan) **ZONE** 55

**COUNCIL NAME:** CASEY CITY COUNCIL

**REF:**

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CASEY CITY COUNCIL
ROAD R2	CASEY CITY COUNCIL
RESERVE No.1	CASEY CITY COUNCIL
RESERVE No.2	CASEY CITY COUNCIL

LOTS 1 TO 1600 HAVE BEEN OMITTED FROM THIS PLAN.  
FOR RESTRICTION A AFFECTING LOTS 1601 TO 1643 SEE SHEET 6.  
FOR RESTRICTION B AFFECTING LOTS 1601 TO 1658 SEE SHEETS 7 TO 9.  
FOR RESTRICTION C AFFECTING LOTS 1644 TO 1656 TO SEE SHEET 10.

**OTHER PURPOSE OF THE PLAN:**  
REMOVAL OF THAT PART OF SEWERAGE EASEMENT E-1 ON PS 727696E AS AFFECTS LOTS 1618 TO 1620 AND 1629 TO 1631 ON THIS PLAN.

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

## 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 16**  
**3.210ha**

**58 LOTS**

0069S 16 VER F SPEAR.DWG BC/BC

## 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 727695G	SOUTH EAST WATER CORPORATION
E-2	SEWERAGE	SEE PLAN	PS 727696E	SOUTH EAST WATER CORPORATION
E-3	DRAINAGE	SEE PLAN	PS 727696E	CASEY CITY COUNCIL
	SEWERAGE	SEE PLAN	PS 727696E	SOUTH EAST WATER CORPORATION
E-4	DRAINAGE	SEE PLAN	PS 727695G	CASEY CITY COUNCIL
	SEWERAGE	SEE PLAN	PS 727695G	SOUTH EAST WATER CORPORATION
E-5	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL
E-6	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
E-7	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL
	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION



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SURVEYOR REF: 0069s-16

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PATRICK RICE

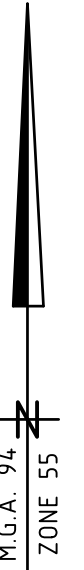
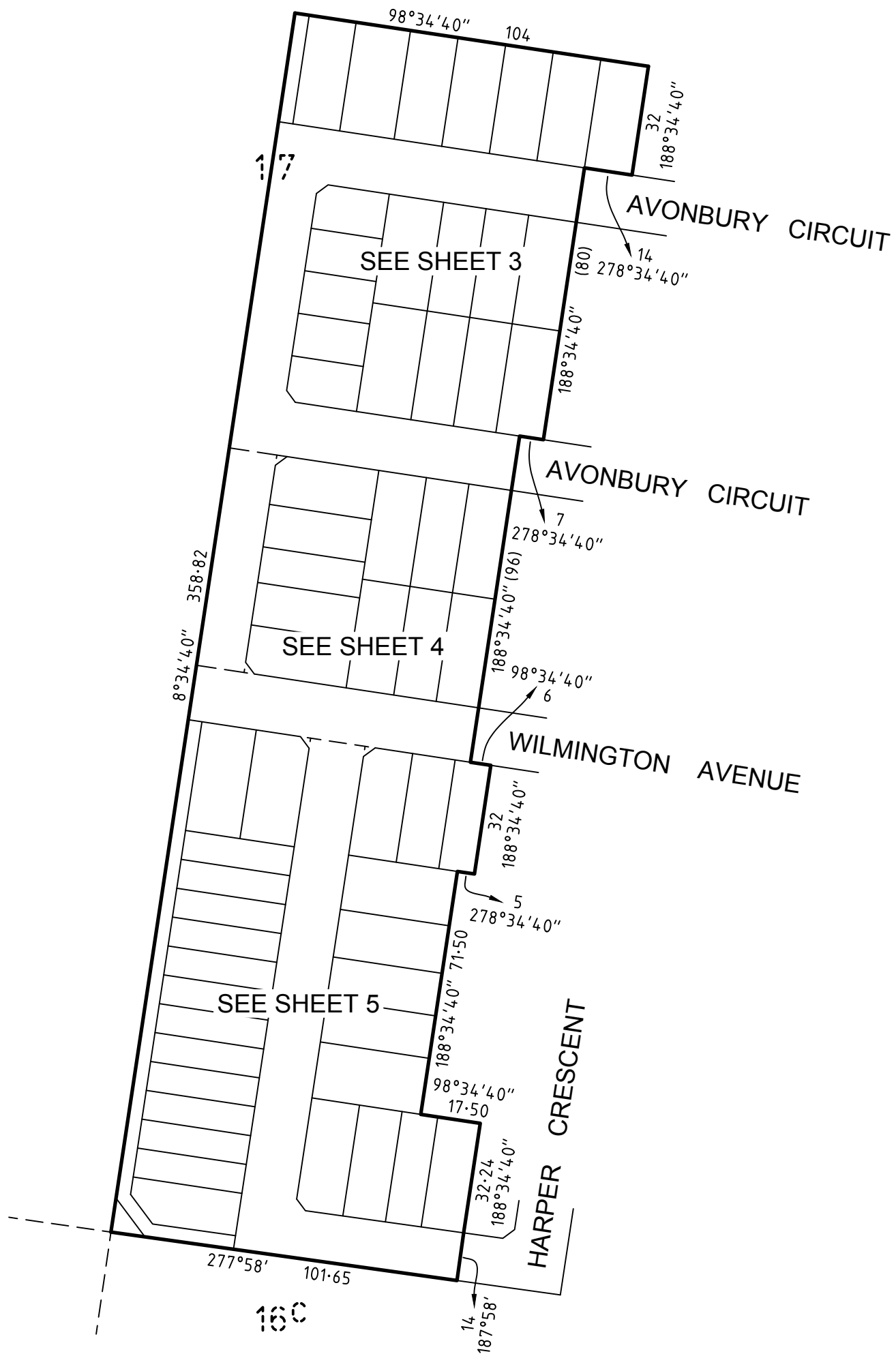
VERSION **F**

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 13

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 727722G**

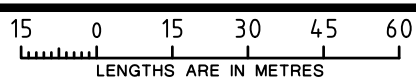


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SCALE  
1:1500



ORIGINAL SHEET  
SIZE: A3

SHEET 2

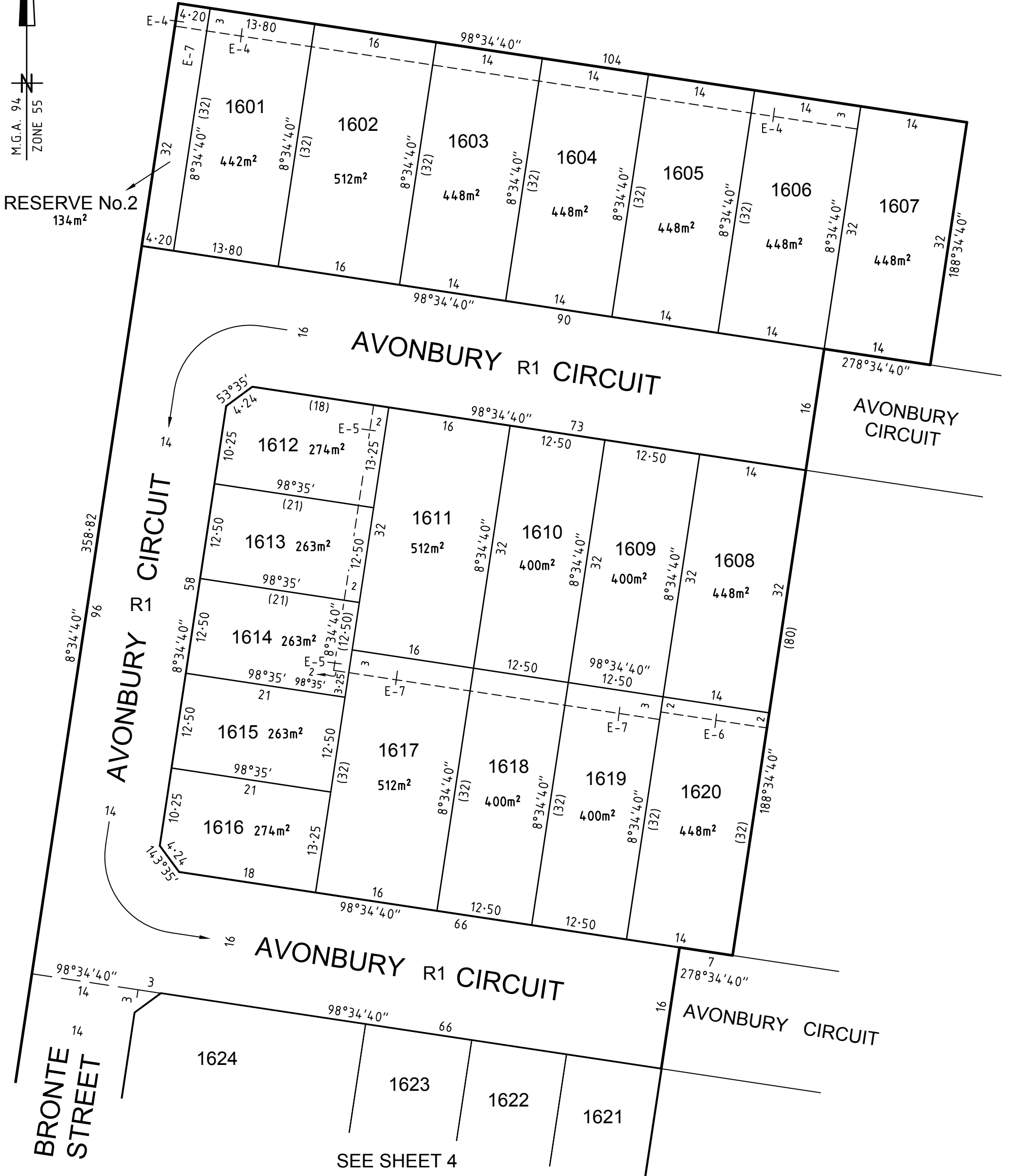
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PATRICK RICE

REF 0069s-16

VERSION F

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 727722G**



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SCALE  
1:500

5 0 5 10 15 20  
LENGTHS ARE IN METRES

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PATRICK RICE

REF **0069s-16** VERSION **F**

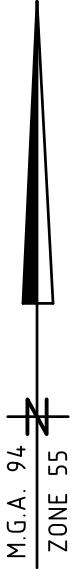
ORIGINAL SHEET  
SIZE: A3

SHEET 3



# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 727722G**



SEE SHEET 4

**ROAD R2**  
50m<sup>2</sup>

**HARPER CRESCENT**

0069S 16 VER F SPEAR.DWG BC/BC



SCALE 1:500  
  
 LENGTHS ARE IN METRES  
 DIGITALLY SIGNED BY LICENSED SURVEYOR:  
 PATRICK RICE  
 REF 0069s-16 VERSION F

ORIGINAL SHEET SIZE: A3  
 SHEET 5

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 727722G**

## CREATION OF RESTRICTION "A"

The following restriction is to be created upon registration of Plan of Subdivision No. PS 727722G (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
1601	1602
1602	1601, 1603
1603	1602, 1604
1604	1603, 1605
1605	1604, 1606
1606	1605, 1607
1607	1606
1608	1609, 1620
1609	1608, 1610, 1619
1610	1609, 1611, 1618
1611	1610, 1612, 1613, 1614, 1617
1612	1611, 1613
1613	1611, 1612, 1614
1614	1611, 1613, 1615, 1617
1615	1614, 1616, 1617

BURDENED LOT No.	BENEFITING LOTS
1616	1615, 1617
1617	1611, 1614, 1615, 1616, 1618
1618	1610, 1617, 1619
1619	1609, 1618, 1620
1620	1608, 1619
1621	1622, 1631
1622	1621, 1623, 1630
1623	1622, 1624, 1625, 1626, 1629
1624	1623, 1625
1625	1623, 1624, 1626
1626	1623, 1625, 1627, 1629
1627	1626, 1628, 1629
1628	1627, 1629
1629	1623, 1626, 1627, 1628, 1630
1630	1622, 1629, 1631

BURDENED LOT No.	BENEFITING LOTS
1631	1621, 1631
1632	1633, 1635
1633	1632, 1634, 1635
1634	1633, 1635
1635	1632, 1633, 1634, 1636
1636	1635, 1637
1637	1636, 1638
1638	1637, 1639
1639	1638, 1640, 1641, 1642
1640	1639, 1641
1641	1639, 1640, 1642
1642	1639, 1641, 1643
1643	1642
1657	1658
1658	1657

### 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 727722G 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 and for lots 1612 to 1616 where that front setback is 3m.
  - 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 727722G 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 and for lots 1612 to 1616 a minimum of 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:

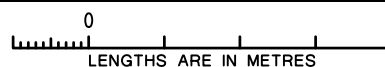
The restrictions 6(i) and 6(ii) inclusive do not apply in the event that a Planning Permit has been granted by the Responsible Authority for the development of more than one dwelling on those lots identified as a multi dwelling lot on the Building Envelope Plan on Instrument PS 727722G.

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.

0069S 16 VER F SPEAR.DWG BC/BC



SCALE



ORIGINAL SHEET  
SIZE: A3

SHEET 6

DIGITALLY SIGNED BY LICENSED SURVEYOR:  
PATRICK RICE

REF 0069s-16

VERSION F

CREATION OF RESTRICTION "B"

The following restriction is to be created upon registration of Plan of Subdivision No. PS 727722G (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
1601	1602
1602	1601, 1603
1603	1602, 1604
1604	1603, 1605
1605	1604, 1606
1606	1605, 1607
1607	1606
1608	1609, 1620
1609	1608, 1610, 1619
1610	1609, 1611, 1618
1611	1610, 1612, 1613, 1614, 1617
1612	1611, 1613
1613	1611, 1612, 1614
1614	1611, 1613, 1615, 1617
1615	1614, 1616, 1617
1616	1615, 1617
1617	1611, 1614, 1615, 1616, 1618
1618	1610, 1617, 1619
1619	1609, 1618, 1620
1620	1608, 1619

BURDENED LOT No.	BENEFITING LOTS
1621	1622, 1631
1622	1621, 1623, 1630
1623	1622, 1624, 1625, 1626, 1629
1624	1623, 1625
1625	1623, 1624, 1626
1626	1623, 1625, 1627, 1629
1627	1626, 1628, 1629
1628	1627, 1629
1629	1623, 1626, 1627, 1628, 1630
1630	1622, 1629, 1631
1631	1621, 1631
1632	1633, 1635
1633	1632, 1634, 1635
1634	1633, 1635
1635	1632, 1633, 1634, 1636
1636	1635, 1637
1637	1636, 1638
1638	1637, 1639
1639	1638, 1640, 1641, 1642
1640	1639, 1641

BURDENED LOT No.	BENEFITING LOTS
1641	1639, 1640, 1642
1642	1639, 1641, 1643
1643	1642
1644	1645
1645	1644, 1646
1646	1645, 1647
1647	1646, 1648
1648	1647, 1649
1649	1648, 1650
1650	1649, 1651
1651	1650, 1652
1652	1651, 1653
1653	1652, 1654
1654	1653, 1655
1655	1654, 1656
1656	1655, 1657
1657	1656, 1658
1658	1656, 1657

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;

# PLAN OF SUBDIVISION

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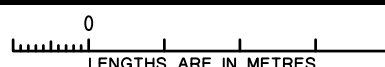
1. (cont.)

- (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 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 SHEET  
SIZE: A3

SHEET 8

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PATRICK RICE

REF 0069s-16

VERSION F



# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 727722G**

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.**

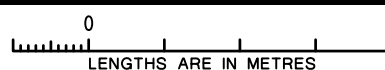
**The restrictions specified in paragraphs (1) to (25) (inclusive) other than paragraph (21) shall cease to burden any lot on the plan of subdivision with effect from 25 years from the date of registration of this plan of subdivision.**

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SCALE



ORIGINAL SHEET  
SIZE: A3

SHEET 9

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VERSION F

**CREATION OF RESTRICTION "C"**

The following restriction is to be created upon registration of Plan of Subdivision No. PS 727722G (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
1644	1645
1645	1644, 1646
1646	1645, 1647
1647	1646, 1648
1648	1647, 1649
1649	1648, 1650
1650	1649, 1651
1651	1650, 1652
1652	1651, 1653
1653	1652, 1654
1654	1653, 1655
1655	1654, 1656
1656	1655, 1657

**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 727722G 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 727722G 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 fencing or part of a fence within 3.0 metres of the western title boundary or more than a height of 1.2 metres or greater than 85% solid above 700 millimetres height 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 ever is lesser.
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 is setback from the eastern title boundary (Harper Crescent).

**Expiry:**

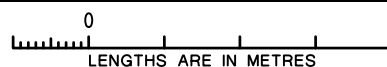
The restrictions specified above in paragraphs (1) to (6) inclusive shall cease to burden any lot on the plan of subdivision with effect from 25 years from the date of registration of this plan of subdivision.

0069S 16 VER F SPEAR.DWG BC/BC



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SCALE



ORIGINAL SHEET  
SIZE: A3

SHEET 10

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PATRICK RICE

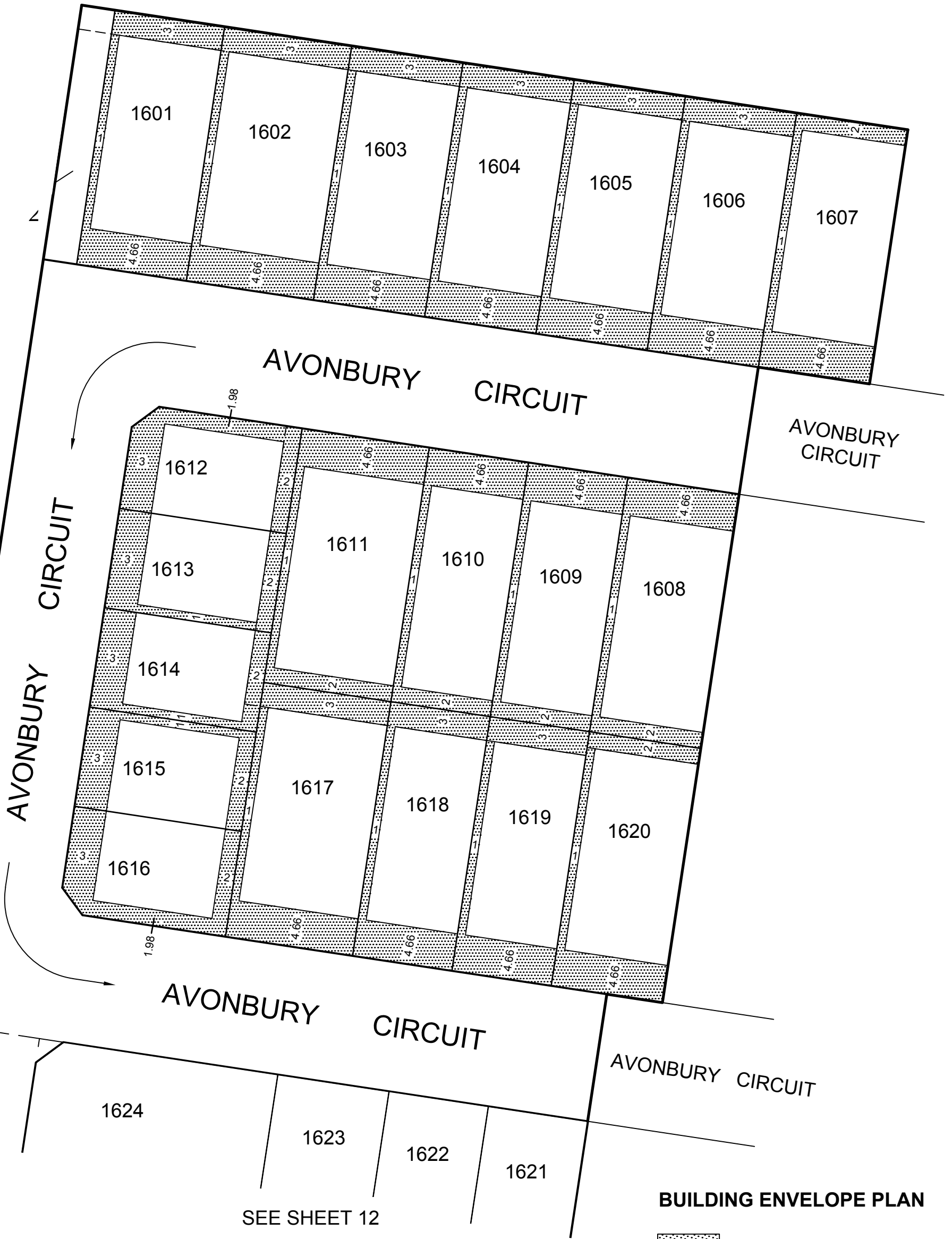
REF 0069s-16

VERSION F

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 727722G**

M.G.A. 94  
ZONE 55  
RES.



**BUILDING ENVELOPE PLAN**

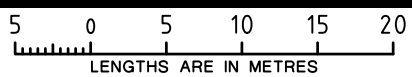
 BUILDING EXCLUSION ZONE

0069S 16 VER F SPEAR.DWG BC/BC



Melbourne Survey T 9869 0813 F 9869 0901

SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

SHEET 11

DIGITALLY SIGNED BY LICENSED SURVEYOR:  
PATRICK RICE

REF 0069s-16

VERSION F

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 727722G**

SEE SHEET 11

1616

1617

1618

1619

1620

AVONBURY R1 CIRCUIT

AVONBURY CIRCUIT

BRONTE R1 STREET

1624

1625

1626

1627

1628

1623

1622

1621

1629

1630

1631

WILMINGTON R1 AVENUE

WILMINGTON AVENUE

WILMINGTON AVENUE

1658

1657

1656

HARPER R1 CRESCENT

1634

1633

1632

1635

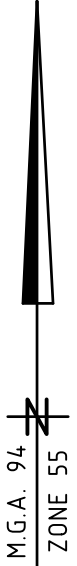
SEE SHEET 13

**BUILDING ENVELOPE PLAN**



BUILDING EXCLUSION ZONE

0069S 16 VER F SPEAR.DWG BC/BC

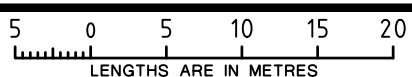


RESERVE No.1



Melbourne Survey T 9869 0813 F 9869 0901

SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

SHEET 12

DIGITALLY SIGNED BY LICENSED SURVEYOR:  
PATRICK RICE

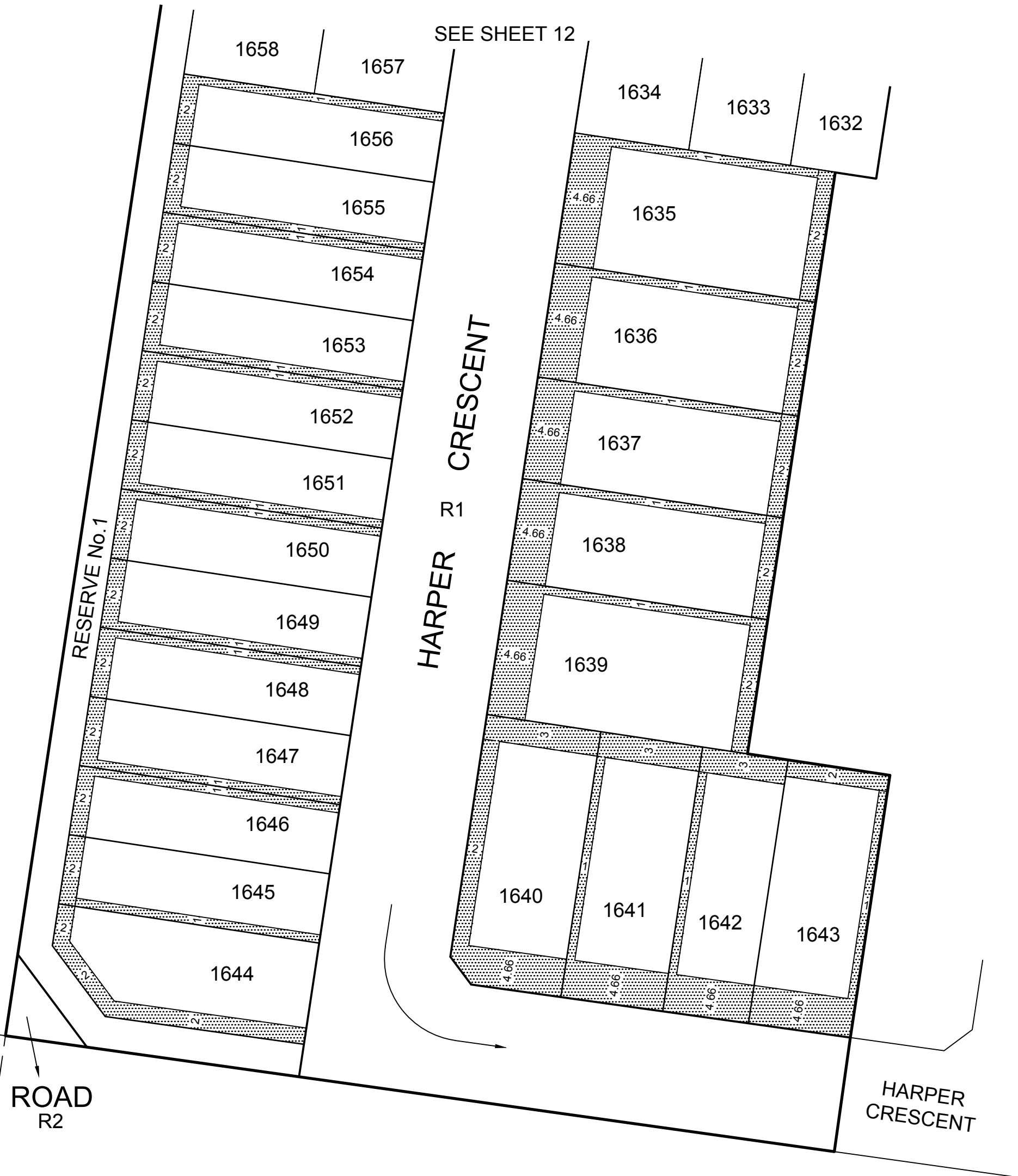
REF 0069s-16

VERSION F

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 727722G**

M.G.A. 94  
ZONE 55



## BUILDING ENVELOPE PLAN

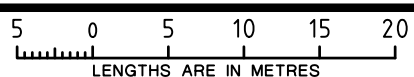
 BUILDING EXCLUSION ZONE

0069S 16 VER F SPEAR.DWG BC/BC



Melbourne Survey T 9869 0813 F 9869 0901

SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

SHEET 13

DIGITALLY SIGNED BY LICENSED SURVEYOR:  
PATRICK RICE

REF 0069s-16

VERSION F