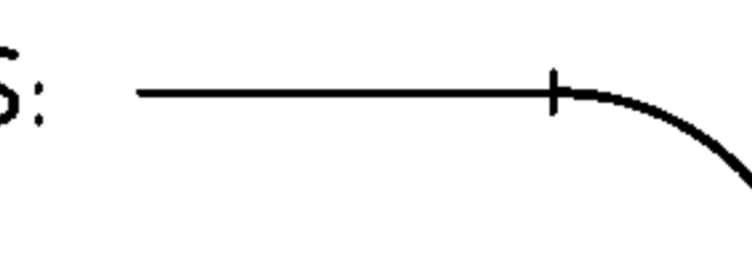
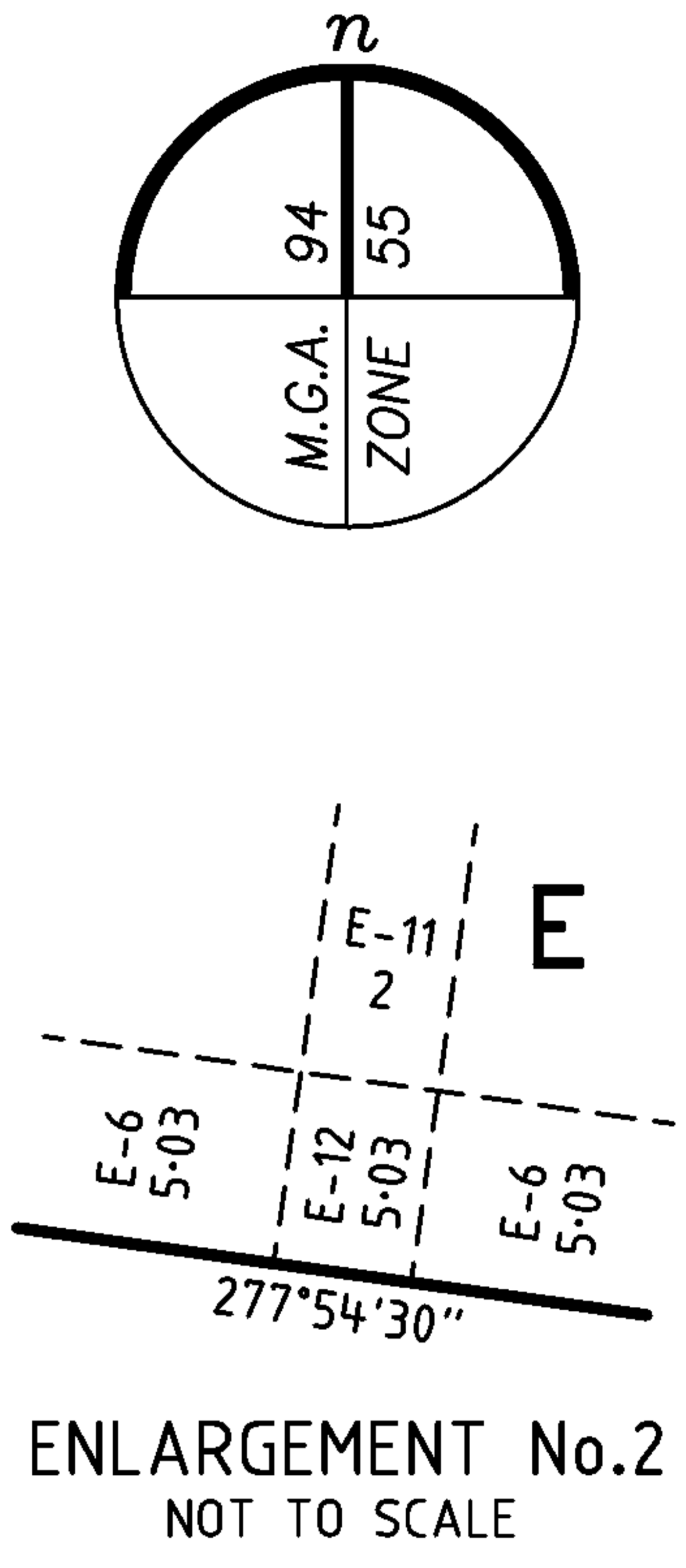
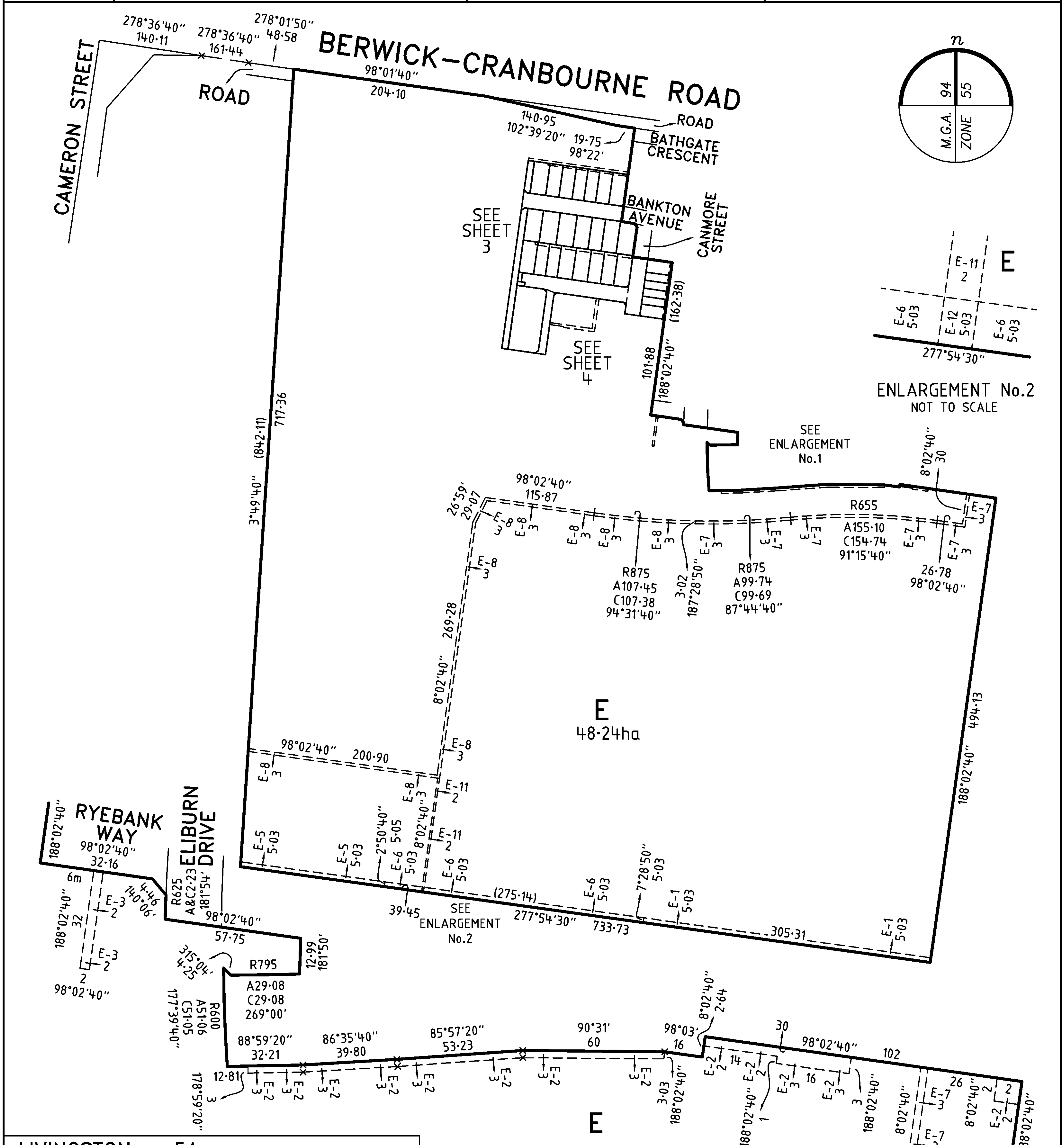


Signed by Council: Casey City Council, Council Ref: SubA00378/12, Original Certification: 06/02/2013, Recertification: 12/09/2013, S.O.C.: 12/09/2013

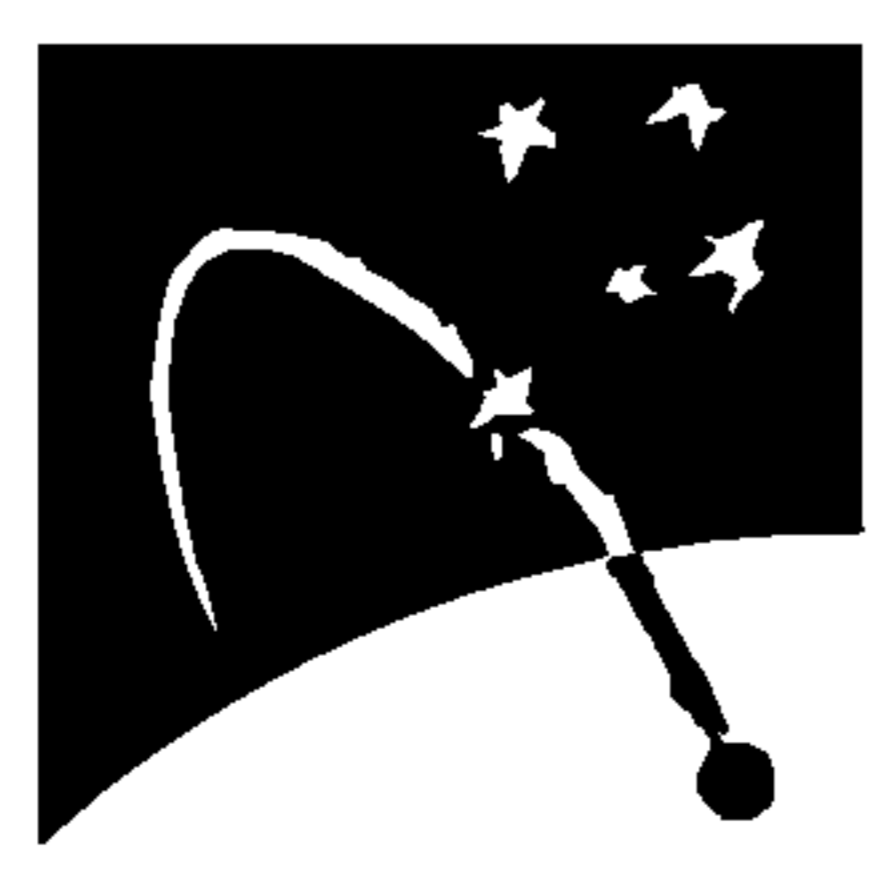
PLAN OF SUBDIVISION		Stage No. <hr/>	LRS use only EDITION 1	Plan Number PS 711366R
Location of Land Parish: CRANBOURNE Township: — Section: — Crown Allotment: — Crown Portion: 18 (PART) Title Reference: VOL 11423 FOL 608 Last Plan Reference: PS646628X LOT D Postal Address: BERWICK-CRANBOURNE ROAD (at time of subdivision) CRANBOURNE EAST 3977 MGA Co-ordinates E 350 780 Zone: 55 (of approx. centre of land in plan) N 5 779 620		Council Certification and Endorsement Council Name: CASEY CITY COUNCIL Ref: 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage..... Council Delegate Council Seal Date / / Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /		
Vesting of Roads and/or Reserves		Notations		
Identifier	Council/Body/Person	Staging This is /is not a staged subdivision Planning Permit No. PlnA00245/12		
ROAD R1	CASEY CITY COUNCIL	Depth Limitation DOES NOT APPLY		
RESERVE No.1	CASEY CITY COUNCIL	LOTS 1 TO 500 AND B TO D (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN		
RESERVE No.2	SPI ELECTRICITY PTY LTD	AREA OF LAND SUBDIVIDED (EXCLUDING LOT E) - 2.127ha		
RESERVE No.3	CASEY CITY COUNCIL	TANGENT POINTS ARE SHOWN THUS: 		
RESERVE No.4	CASEY CITY COUNCIL	EASEMENTS E-4 AND E-10 HAVE BEEN OMITTED FROM THIS PLAN		
Survey		This plan is is not based on survey BP2495W This survey has been connected to permanent marks no(s) 89, 151, 163, 169, 179, 275 & NIRVANA PARK TRIG In Proclaimed Survey Area No. 52		
THIS IS A SPEAR PLAN				
Easement Information				
Legend: E - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance		A - Appurtenant Easement R - Encumbering Easement (Road)		
Subject Land	Purpose	Width (metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	SEE DIAG	LP66909	LOTS ON LP66909
E-2	DRAINAGE	SEE DIAG	THIS PLAN	CASEY CITY COUNCIL
E-2	SEWERAGE	SEE DIAG	THIS PLAN	SOUTH EAST WATER CORPORATION
E-3	DRAINAGE	SEE DIAG	PS646628X	CASEY CITY COUNCIL
E-3	SEWERAGE	SEE DIAG	PS646628X	SOUTH EAST WATER CORPORATION
E-5	DRAINAGE	SEE DIAG	LP77145	LOTS ON LP77145
E-6	DRAINAGE	SEE DIAG	LP66909	LOTS ON LP66909
E-6	DRAINAGE	SEE DIAG	LP77145	LOTS ON LP77145
E-7	SEWERAGE	SEE DIAG	C/E AJ863799G	SOUTH EAST WATER CORPORATION
E-8	SEWERAGE	SEE DIAG	C/E AJ863799G	SOUTH EAST WATER CORPORATION
E-9	SEWERAGE	SEE DIAG	THIS PLAN	SOUTH EAST WATER CORPORATION
E-9	SUPPLY OF WATER BY PIPELINE	SEE DIAG	THIS PLAN	SOUTH EAST WATER CORPORATION
E-9	POWERLINE	SEE DIAG	THIS PLAN-SEC.88 ELECTRICITY INDUSTRY ACT 2000	SPI ELECTRICITY PTY LTD
E-9	SUPPLY OF GAS	SEE DIAG	THIS PLAN	VIC GAS DISTRIBUTION PTY LTD
E-9	TRANSMISSION OF TELECOMMUNICATION SIGNALS BY UNDERGROUND CABLE	SEE DIAG	THIS PLAN	LOTS ON THIS PLAN
E-11	SEWERAGE	SEE DIAG	C/E AK307490L	SOUTH EAST WATER CORPORATION
E-12	SEWERAGE	SEE DIAG	C/E AK307490L	SOUTH EAST WATER CORPORATION
E-12	DRAINAGE	SEE DIAG	LP66909	LOTS ON LP66909
E-12	DRAINAGE	SEE DIAG	LP77145	LOTS ON LP77145
LIVINGSTON - 5A		Licensed Surveyor (Print) ADRIAN A. THOMAS		
28 LOTS AND BALANCE LOTS A AND E		SIGNATURE DIGITALLY SIGNED DATE / /		
Bosco Jonson Pty Ltd A.B.N 95 282 532 642 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia DX 20524 Emerald Hill Tel 03) 9699 1400 Fax 03) 9699 5992		REF 28238053 17/07/13 VERSION G DWG 2823805AG		
		DATE / /		
		COUNCIL DELEGATE SIGNATURE		
		Original sheet size A3		
		LRS use only Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/> Date 12/9/2013		
		LRS use only PLAN REGISTERED TIME 4.43pm DATE 23/9/2013 A.R.T. Assistant Registrar of Titles		
		Sheet 1 of 9 sheets		

PLAN OF SUBDIVISION	Stage No. <hr style="width: 50px; margin: 0 auto;"/>	Plan Number PS 711366R
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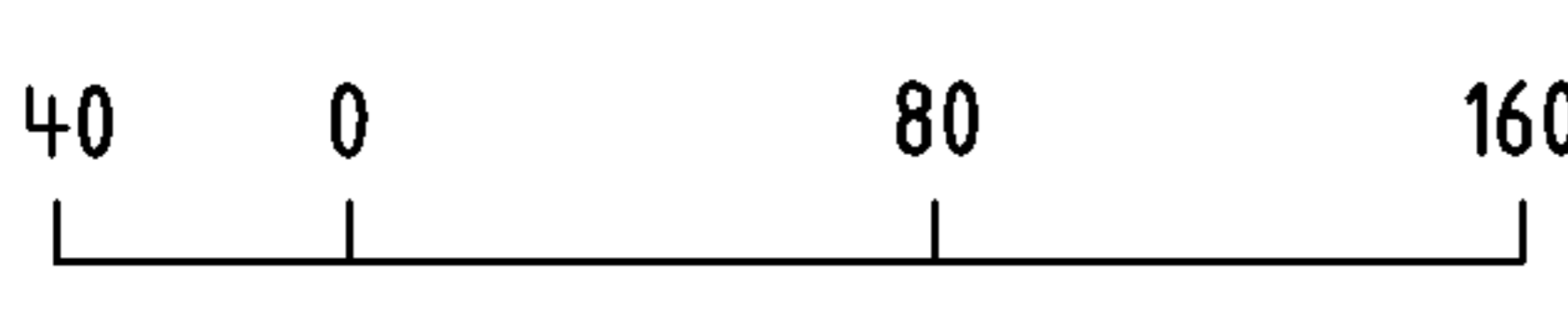
LIVINGSTON - 5A

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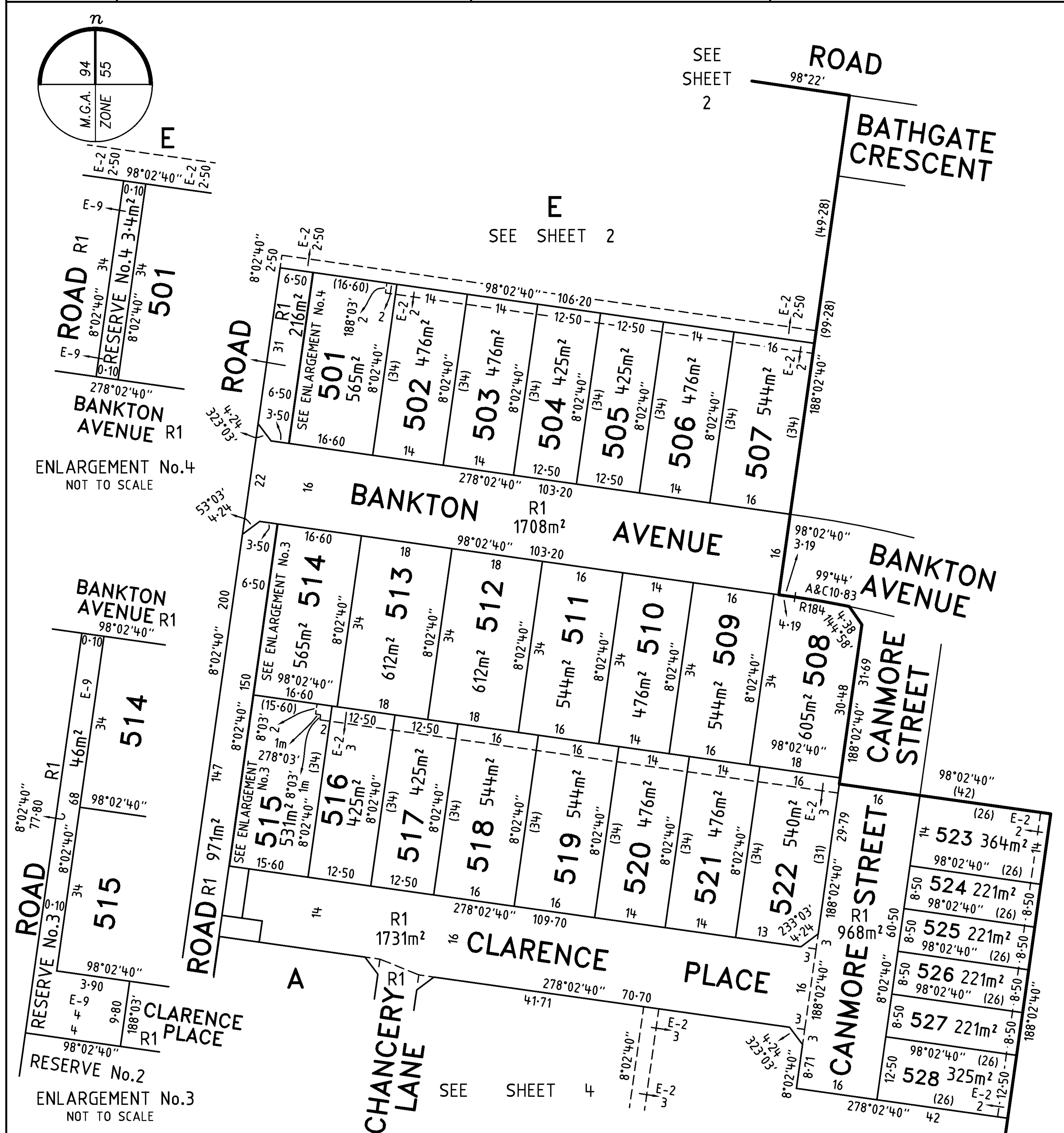
ENLARGEMENT No.1
NOT TO SCALE

LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS
 SIGNATURE DIGITALLY SIGNED DATE / /
 REF 28238053 17/07/13 VERSION G
 DWG 2823805AG

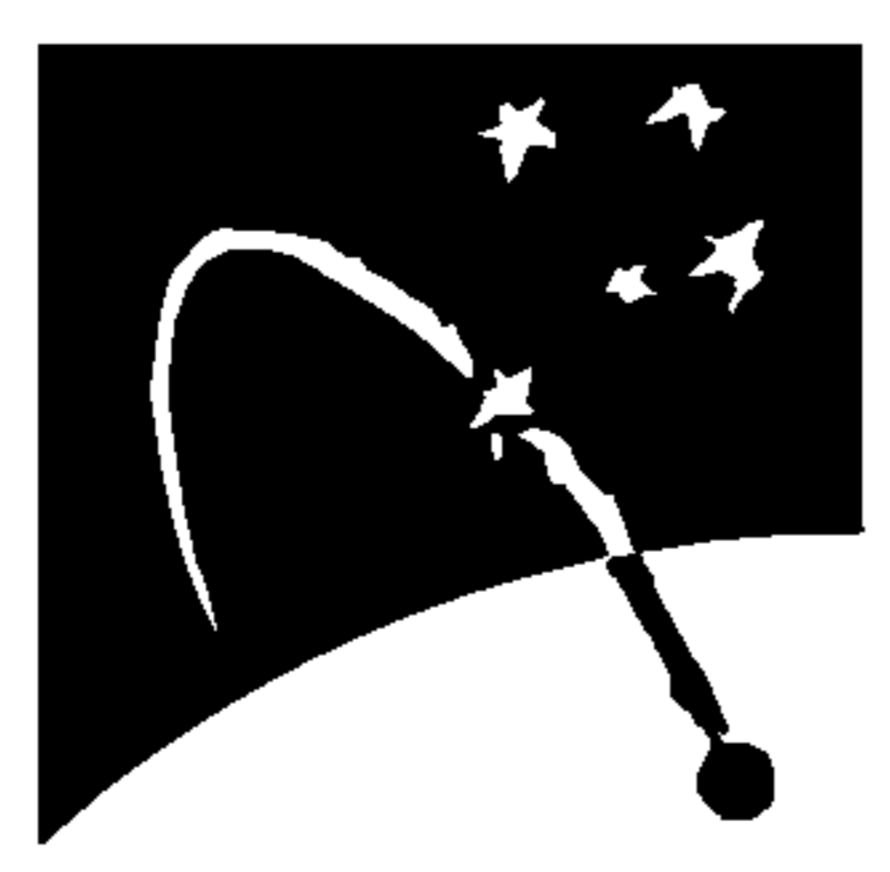
ORIGINAL	SCALE	 <p>LENGTHS ARE IN METRES</p>
SCALE 1:4000	SHEET SIZE A3	

Sheet 2
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

PLAN OF SUBDIVISION	Stage No. <hr style="width: 50px; margin: 0 auto;"/>	Plan Number PS 711366R
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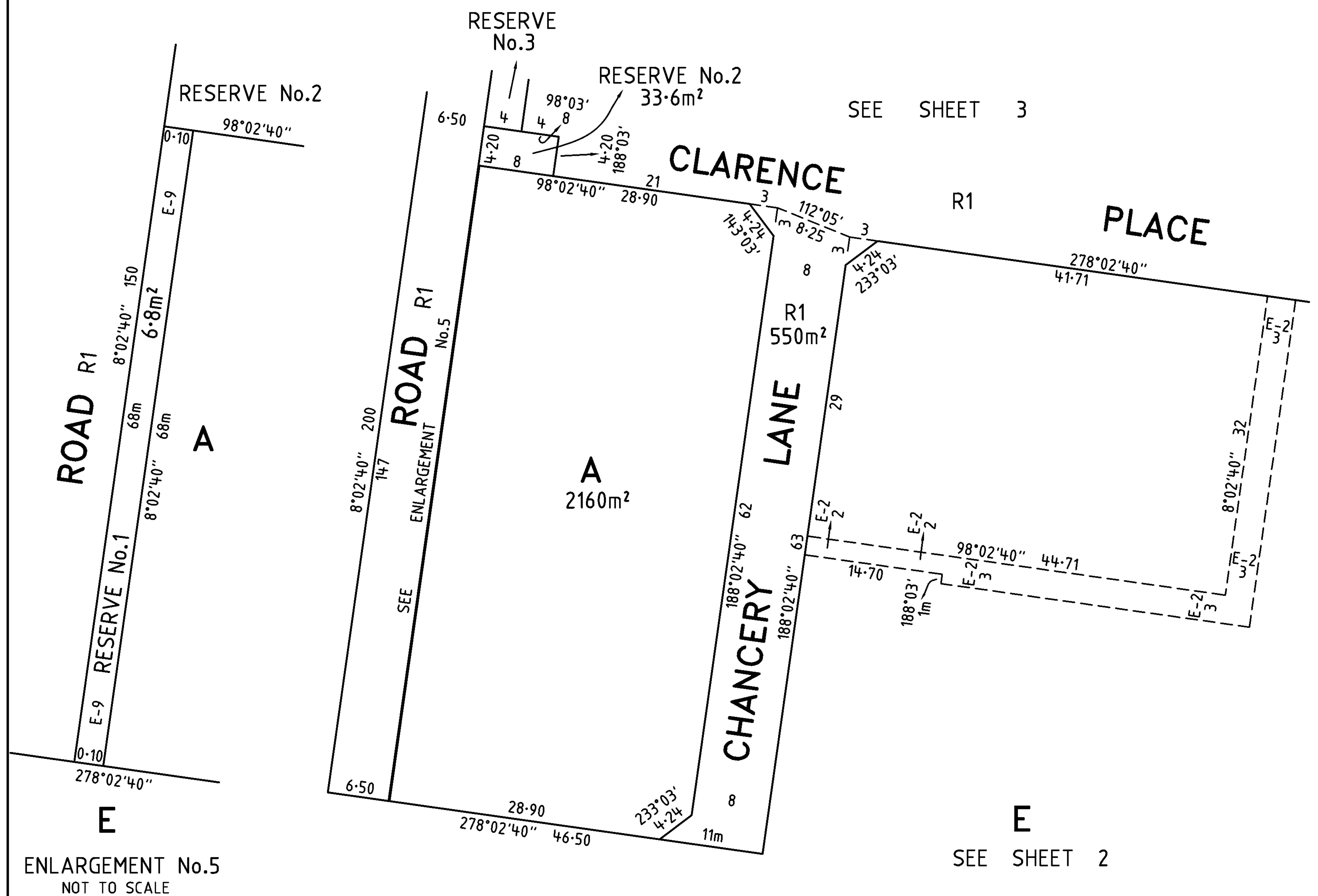
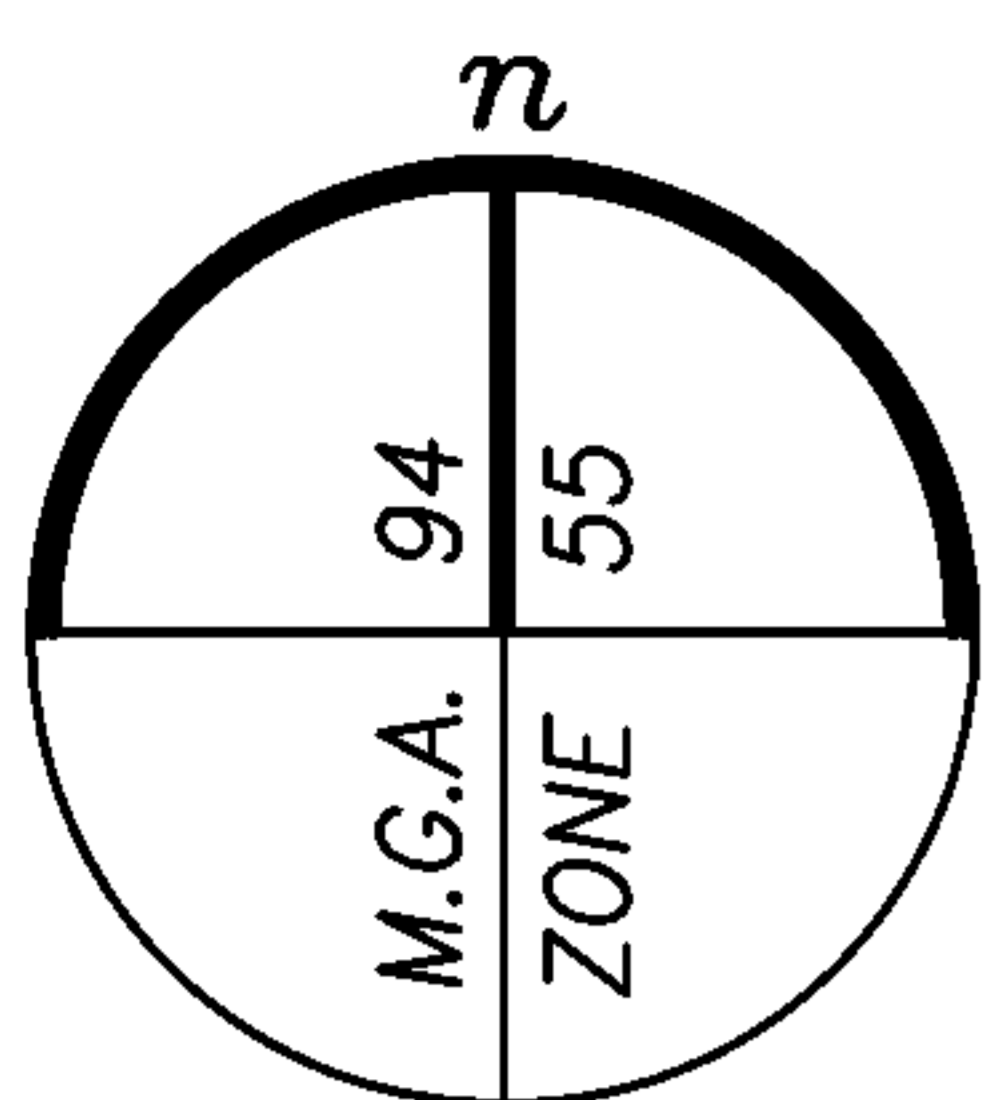


ORIGINAL	SCALE	<p>LENGTHS ARE IN METRES</p>
SCALE 1:750	SHEET SIZE A3	

LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS
 SIGNATURE DIGITALLY SIGNED DATE / /
 REF 28238053 17/07/13 VERSION G
 DWG 2823805AG

Sheet 3
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

PLAN OF SUBDIVISION	Stage No. <hr style="width: 50px; margin: 0 auto;"/>	Plan Number PS 711366R
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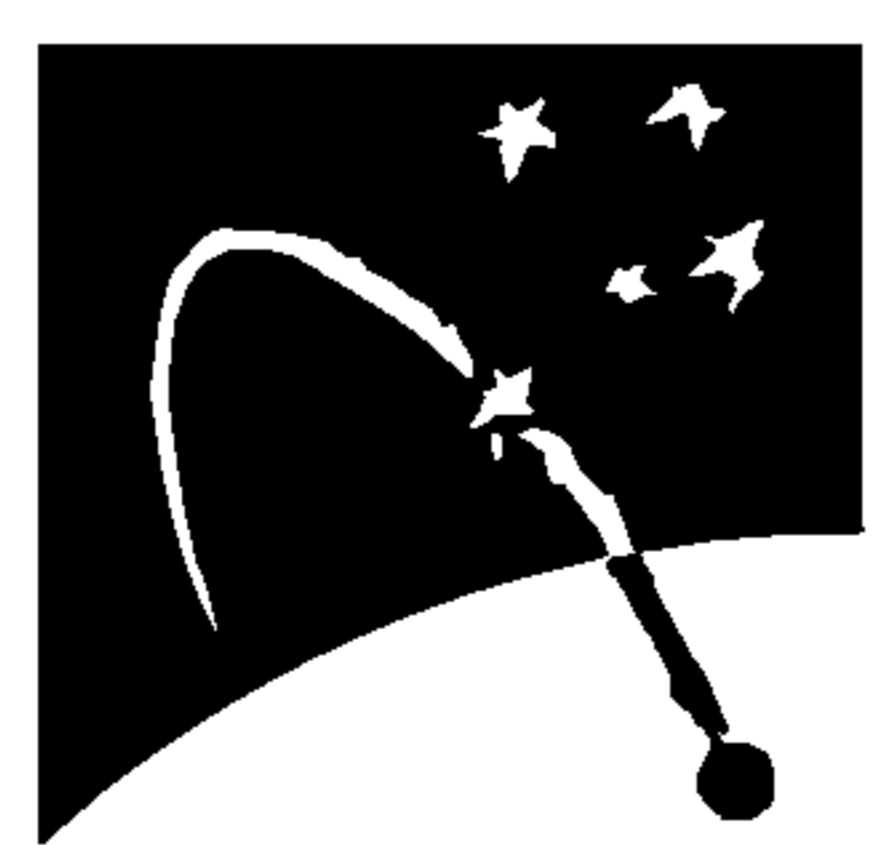


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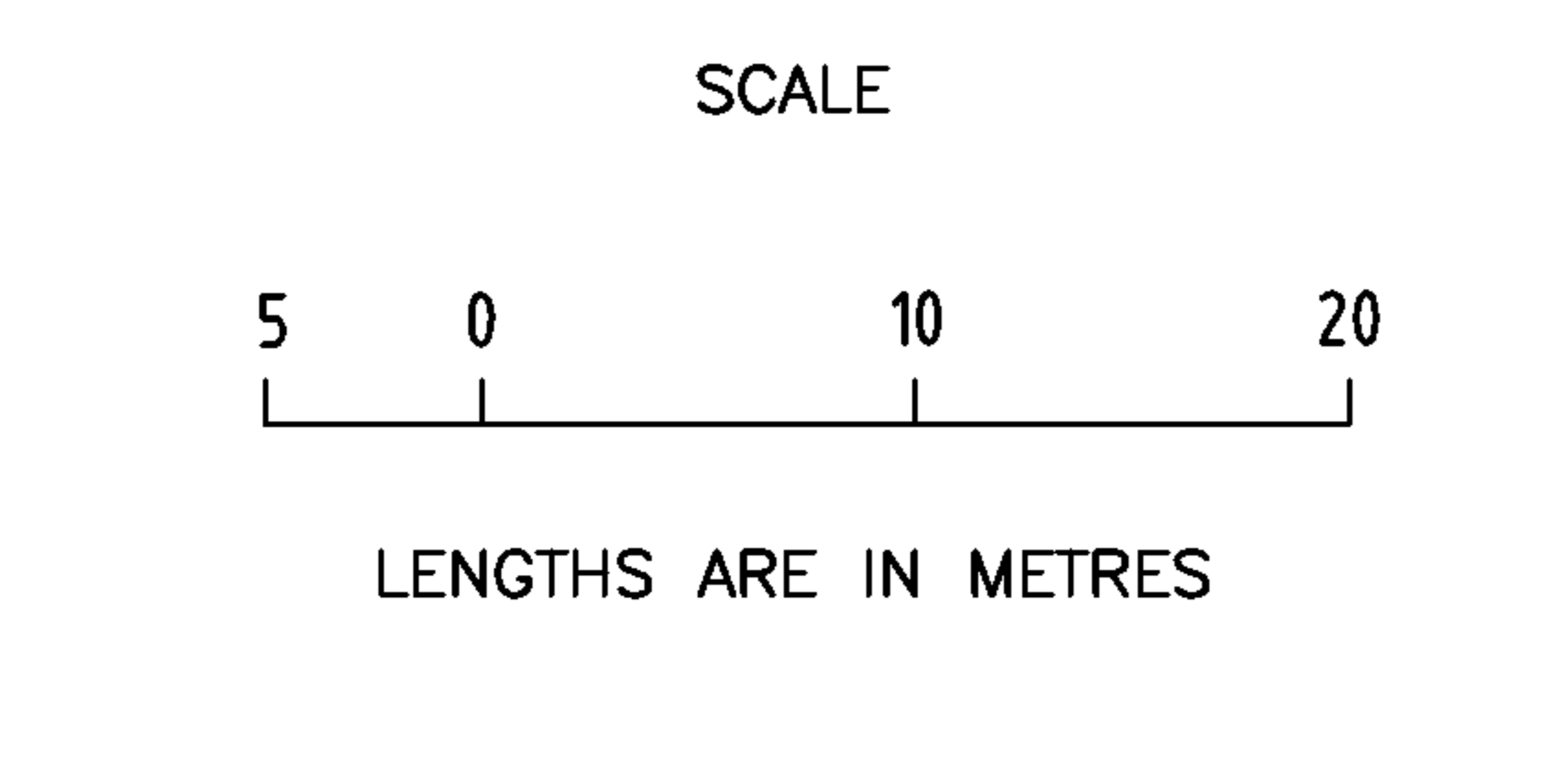
LIVINGSTON – 5A

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ORIGINAL
SCALE
1:500
SHEET SIZE
A3



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DWG 2823805AG

Sheet 4
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

PLAN OF SUBDIVISION	Stage No. <hr style="width: 50px; margin: 0 auto;"/>	Plan Number PS 711366R
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CREATION OF RESTRICTION

The following restriction is to be created upon registration of Plan of Subdivision No. PS711366R 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
501	502
502	501, 503
503	502, 504
504	503, 505
505	504, 506
506	505, 507
507	506
508	509, 521, 522
509	508, 510, 520, 521
510	509, 511, 519, 520
511	510, 512, 518, 519
512	511, 513, 517, 518
513	512, 514, 516, 517
514	513, 515, 516
515	514, 516
516	513, 514, 515, 517
517	512, 513, 516, 518
518	511, 512, 517, 519
519	510, 511, 518, 520

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
520	509, 510, 519, 521
521	508, 509, 520, 522
522	508, 521
523	524
524	523, 525
525	524, 526
526	525, 527
527	526, 528
528	527

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 sheet 9;
- (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 any building or other structure on the Lot that is outside the building envelope plans on sheet 9, without further written consent from the Responsible Authority;

Garage

- (e) except in the case of a lot with an area less than 250m² 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 250m² 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;

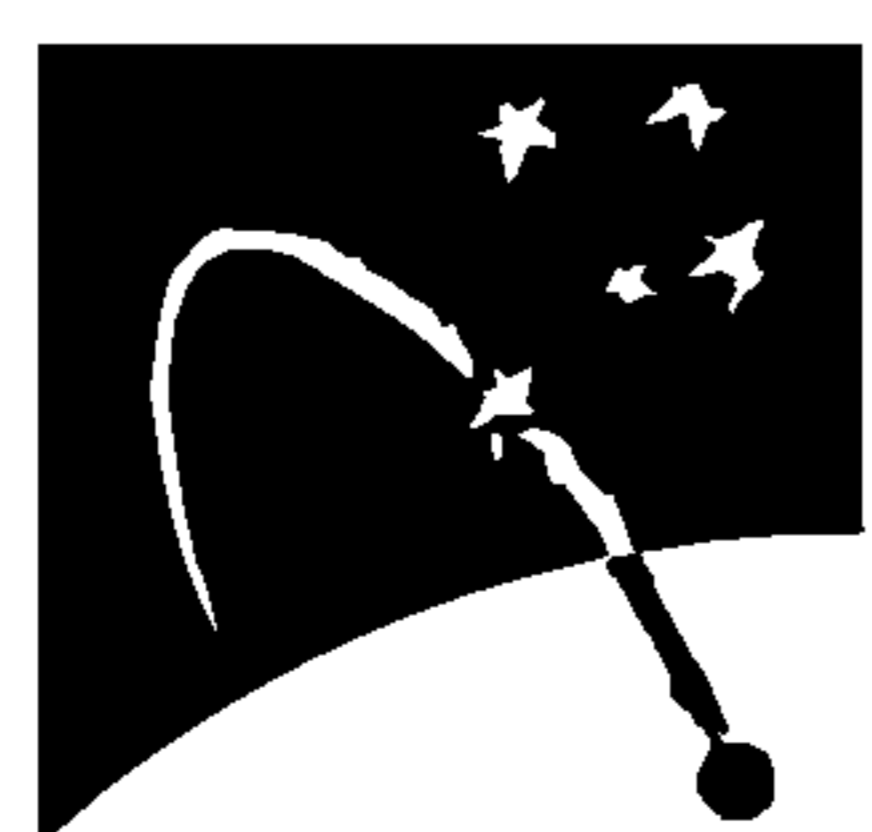
Expiry

- (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 sheet 9;
- (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 25 years from the date of registration;

LIVINGSTON – 5A

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continued.

ORIGINAL	SCALE		
SCALE 	SHEET SIZE A3	 LENGTHS ARE IN METRES	LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS SIGNATURE DIGITALLY SIGNED DATE / / REF 28238053 17/07/13 VERSION G DWG 2823805AG
		Sheet 5 DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3	

	PLAN OF SUBDIVISION	Stage No. <hr style="width: 50px; margin: 0 auto;"/>	Plan Number PS 711366R
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CREATION OF RESTRICTION (CONTINUED)

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:

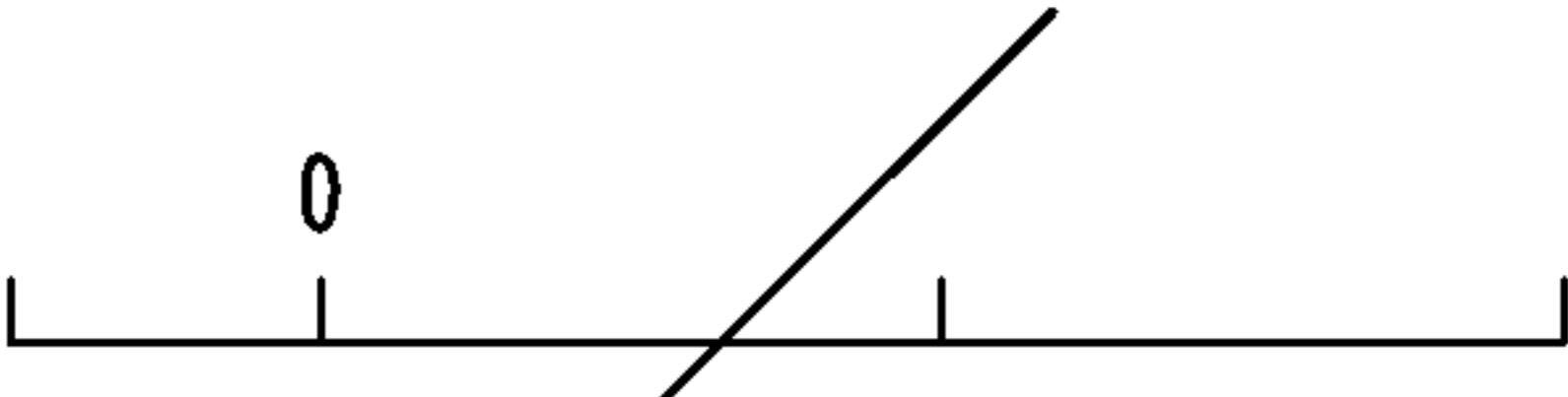
Design Guidelines

- (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;
- (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;

LIVINGSTON – 5A

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ORIGINAL	SCALE
SCALE <hr style="width: 50px; margin: 0 auto;"/>	 LENGTHS ARE IN METRES
SHEET SIZE A3	

LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS

SIGNATURE DIGITALLY SIGNED DATE / /

REF 28238053 17/07/13 VERSION G

DWG 2823805AG

continued.

Sheet 6

DATE / /

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

PLAN OF SUBDIVISION	Stage No. <hr style="width: 50px; margin: 0 auto;"/>	Plan Number PS 711366R
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CREATION OF RESTRICTION (CONTINUED)

- (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 20m² 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;

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 sheet 9;

Garage

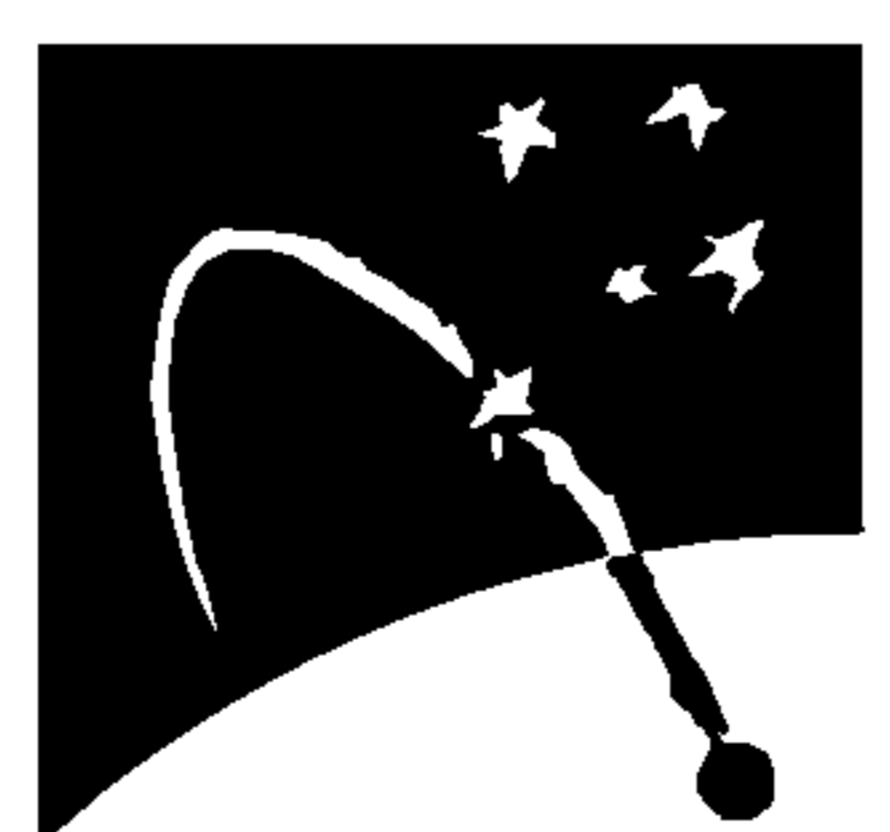
- (cc) build or allow to built any garage with roller doors or any garage doors other than panel lift, sectional overhead or tilt doors;

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;

LIVINGSTON – 5A

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continued.

ORIGINAL	SCALE		Sheet 7
SCALE 	SHEET SIZE A3	LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS SIGNATURE DIGITALLY SIGNED DATE / / REF 28238053 17/07/13 VERSION G DWG 2823805AG	DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3

	PLAN OF SUBDIVISION	Stage No. <hr style="width: 50px; margin: 0 auto;"/>	Plan Number PS 711366R
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CREATION OF RESTRICTION (CONTINUED)

Expiry

- (ee) The restrictions specified in paragraphs (b) to (v) and (x) to (cc) (inclusive) shall cease to burden any Lot on the Plan of Subdivision with effect from 25 years from the date of registration;
- (ff) The restrictions specified in paragraphs (a) and (w) and (dd) shall cease to burden any Lot on the Plan of Subdivision with effect from 7 years from the date of registration;

RESTRICTION C

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

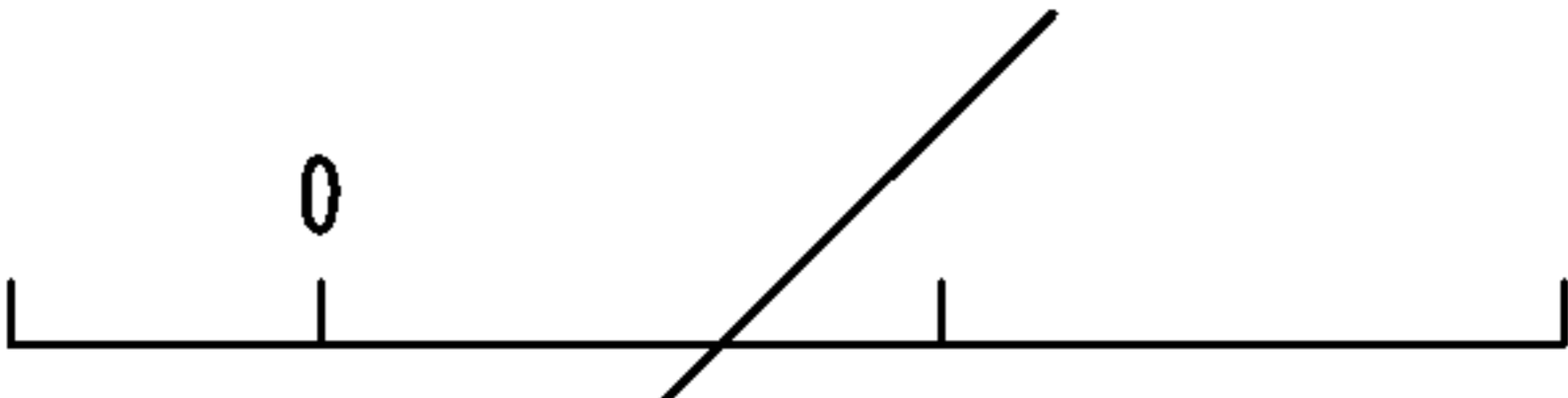
- (a) construct, erect or allow construction or erection of any dwelling or garage or any part of any dwelling or garage encroaching in whole or in part outside the building envelope on sheet 9 unless it is:
 - (i) an encroachment by eaves, balconies, bay windows, open verandas, porticos or pergolas 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.
- (b) The restriction specified in paragraph (a) shall cease to burden any Lot on the Plan of Subdivision with effect from 25 years from the date of registration.

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 – 5A

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ORIGINAL	SCALE	
SCALE <hr style="width: 50px; margin: 0 auto;"/>	SHEET SIZE A3	 LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS

SIGNATURE DIGITALLY SIGNED DATE / /

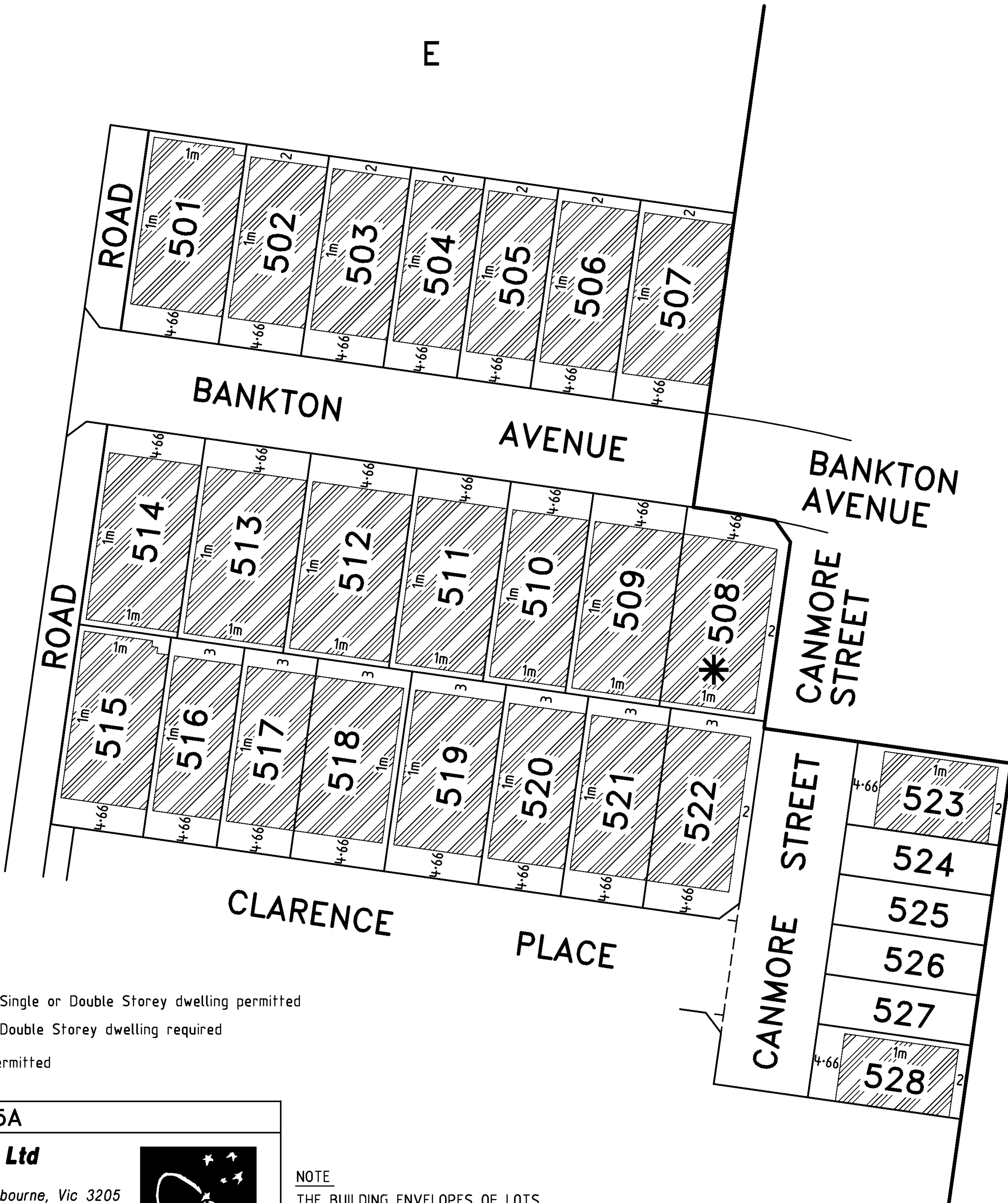
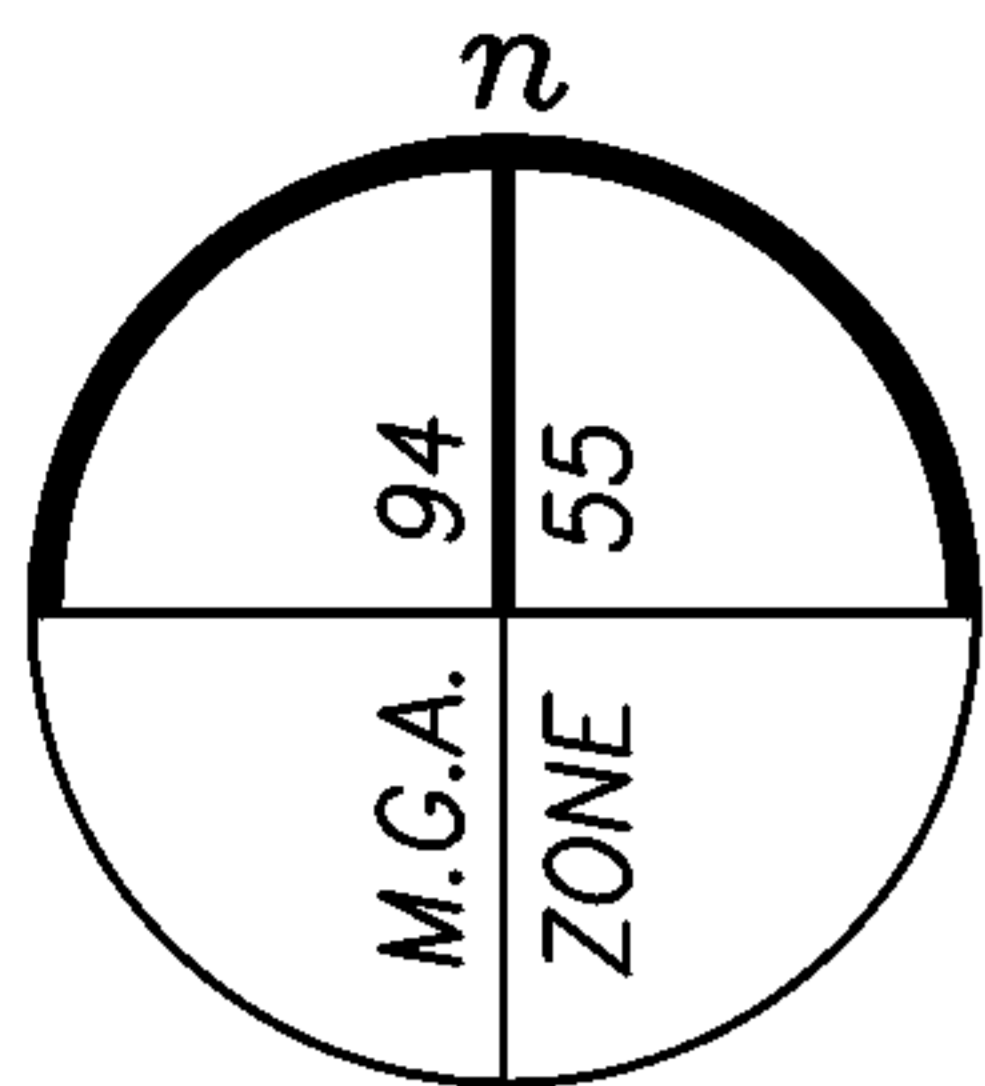
REF 28238053 17/07/13 VERSION G

DWG 2823805AG

Sheet 8
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PLAN OF SUBDIVISION	Stage No. <hr style="width: 50px; margin: 0 auto;"/>	Plan Number PS 711366R
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CREATION OF RESTRICTION
SCHEDULE

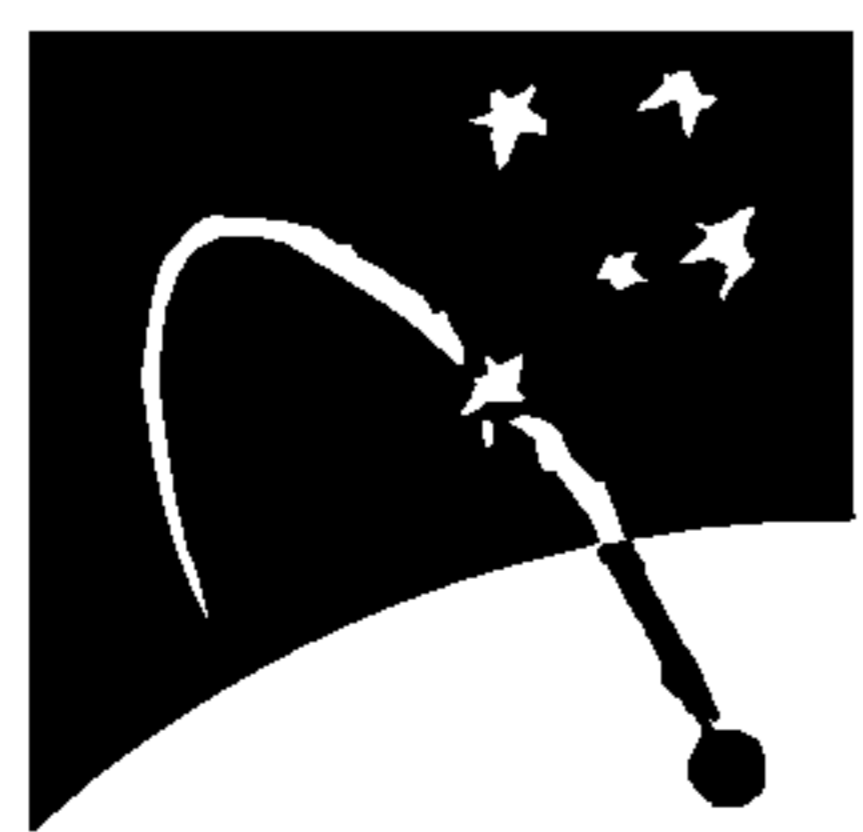


LEGEND

- Building Envelope - Single or Double Storey dwelling permitted
- Building Envelope - Double Storey dwelling required
- Multi-dwelling lot permitted

LIVINGSTON - 5A

Bosco Jonson Pty Ltd
 A.B.N 95 282 532 642
 P.O. Box 5075, South Melbourne, Vic 3205
 16 Eastern Road South Melbourne
 Vic 3205 Australia DX 20524 Emerald Hill
 Tel 03) 9699 1400 Fax 03) 9699 5992



NOTE

THE BUILDING ENVELOPES OF LOTS 501 & 515 ARE PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 3

ORIGINAL	SCALE	<p style="text-align: center; font-size: 0.8em;">LENGTHS ARE IN METRES</p>
SCALE 1:750	SHEET SIZE A3	

LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS
 SIGNATURE DIGITALLY SIGNED DATE / /
 REF **28238053** 17/07/13 VERSION G
 DWG **2823805AG**

Sheet 9
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3



Plan of Subdivision PS711366R
Certifying a New Version of an Existing Plan
concurrently with Statement of Compliance (Form 12)

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S030973P
Plan Number: PS711366R
Responsible Authority Name: Casey City Council
Responsible Authority Reference Number 1: SubA00378/12
Surveyor's Plan Version: G

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 06/02/2013

Statement of Compliance

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

Has been made and the requirement has been satisfied for: lots excluding Lot E

Digitally signed by Council Delegate: Michele Annette Scarlett
Organisation: Casey City Council
Date: 12/09/2013