

Copyright State of Victoria. This publication is copyright.  
No part may be reproduced by any process except in accordance with the provisions of the Copyright Act and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 11496 FOLIO 444 Security no : 124050719748S  
Produced 27/05/2014 04:52 pm

LAND DESCRIPTION

Lot F on Plan of Subdivision 711367P.  
PARENT TITLE Volume 11447 Folio 614  
Created by instrument [PS711367P](#) 27/05/2014

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
PEET CRANBOURNE CENTRAL SYNDICATE LTD of LEVEL 3 492 ST KILDA ROAD MELBOURNE  
VIC 3004  
PS711366R 23/09/2013

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE [AG311038R](#) 23/01/2009  
NATIONAL AUSTRALIA BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 Planning and Environment Act 1987  
[AJ564158Q](#) 23/03/2012

AGREEMENT Section 173 Planning and Environment Act 1987  
[AJ564247R](#) 23/03/2012

DIAGRAM LOCATION

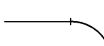
SEE [PS711367P](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
<a href="#">PS711385M</a> (S)	PLAN OF SUBDIVISION	Unregistered	14/05/2014
AL081528G	DISCHARGE OF MORTGAGE	Unregistered	14/05/2014
<a href="#">PS711367P</a> (S)	PLAN OF SUBDIVISION	Registered	27/05/2014

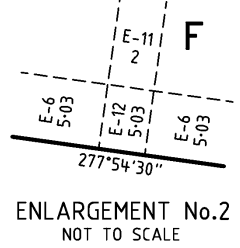
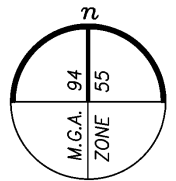
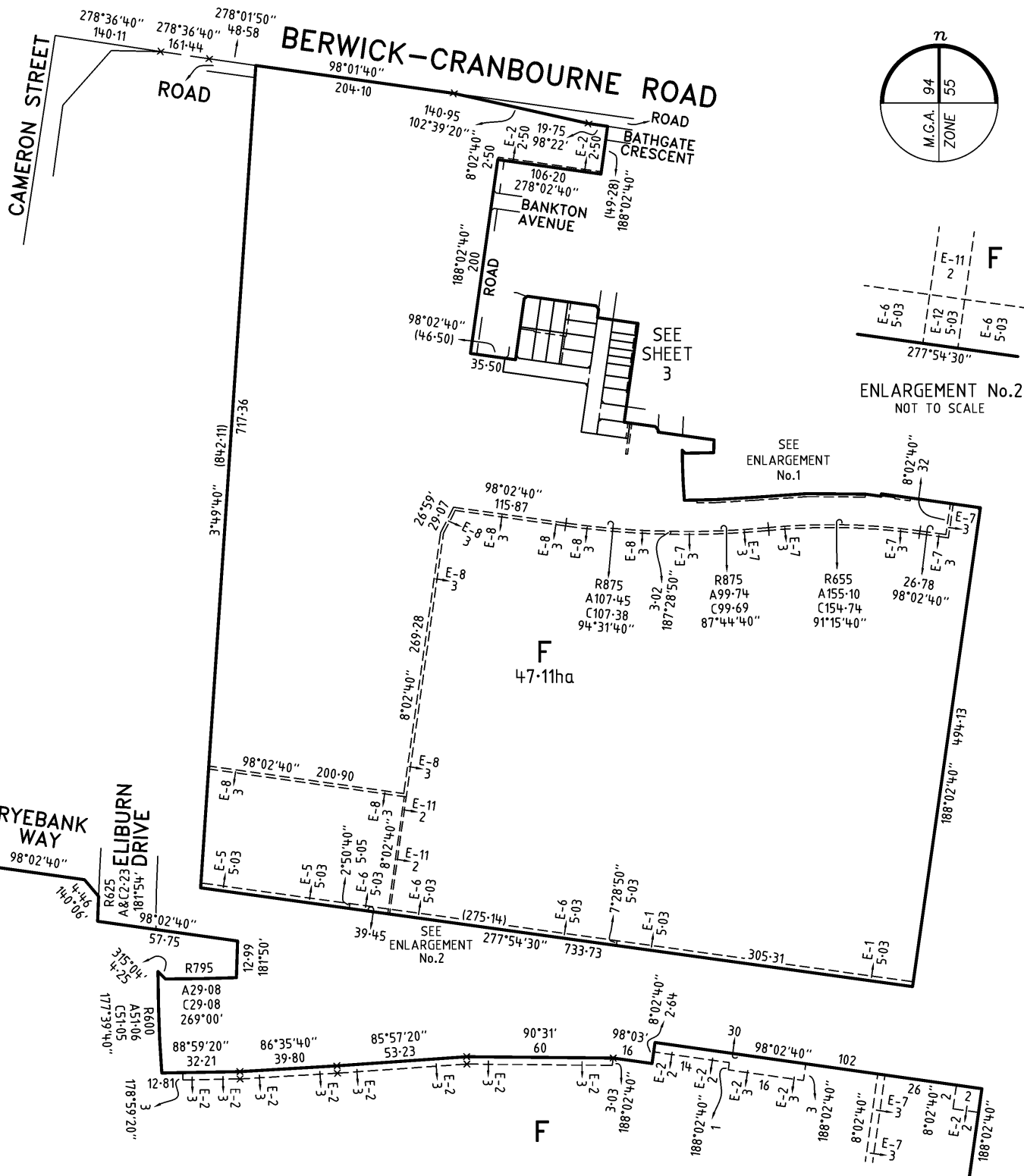
DOCUMENT END

Signed by Council: Casey City Council, Council Ref: SubA00019/13, Original Certification: 25/07/2013, Recertification: 21/03/2014, S.O.C.: 13/05/2014

<b>PLAN OF SUBDIVISION</b>		LV use only <b>EDITION 1</b>	Plan Number <b>PS 711367P</b>	
Location of Land <b>Parish:</b> CRANBOURNE  <b>Township:</b> - <b>Section:</b> - <b>Crown Allotment:</b> - <b>Crown Portion:</b> 18 (PART) <b>Title Reference:</b> VOL 11447 FOL 614  <b>Last Plan Reference:</b> PS711366R LOT E  <b>Postal Address:</b> BERWICK-CRANBOURNE ROAD (at time of subdivision) CRANBOURNE EAST 3977  <b>MGA 94 Co-ordinates E</b> 350 770 <b>Zone: 55</b> (of approx. centre of land in plan) N 5 779 620		<b>Council Name:</b> CASEY CITY COUNCIL <b>Council Ref:</b>		
<b>Vesting of Roads and/or Reserves</b>		<b>Notations</b>		
Identifier	Council/Body/Person	<b>Staging</b> This <del>is</del> /is not a staged subdivision Planning Permit No. <b>PinA00245/12</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,</b> In Proclaimed Survey Area No. <b>52</b> <b>179, 275 &amp; NIRVANA</b> <b>Depth Limitation</b> DOES NOT APPLY <b>PARK TRIG</b>		
ROAD R1	CASEY CITY COUNCIL			
LOTS 1 TO 537 & A TO E (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN  AREA OF LAND SUBDIVIDED (EXCLUDING LOT F) - 1.133ha  TANGENT POINTS ARE SHOWN THUS:   EASEMENTS E-9 & E-10 HAVE BEEN OMITTED FROM THIS PLAN				
<b>Easement Information</b>				
<b>Legend:</b> 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 E-2	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS711366R PS711366R	CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION
E-3 E-3	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION
E-4 E-4	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS646628X PS646628X	CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION
E-5	DRAINAGE	SEE DIAG	LP77145	LOTS ON LP77145
E-6 E-6	DRAINAGE DRAINAGE	SEE DIAG SEE DIAG	LP66909 LP77145	LOTS ON LP66909 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-11	SEWERAGE	SEE DIAG	C/E AK307490L	SOUTH EAST WATER CORPORATION
E-12 E-12 E-12	SEWERAGE DRAINAGE DRAINAGE	SEE DIAG SEE DIAG SEE DIAG	C/E AK307490L LP66909 LP77145	SOUTH EAST WATER CORPORATION LOTS ON LP66909 LOTS ON LP77145
<b>LIVINGSTON - 5B</b>		LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS		Sheet 1 of 8 sheets
<b>19 LOTS AND BALANCE LOT F</b>		SIGNATURE ..DIGITALLY SIGNED..... DATE / /		Original sheet size A3
<b>Bosco Jonson Pty Ltd</b> A.B.N 95 282 532 642 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia Tel 03) 9699 1400 Fax 03) 9699 5992		REF 28259053      29/01/14      VERSION E  DWG 2825905AE		PLAN REGISTERED TIME: 2.26 Pm DATE: 27/05/14  M.H Assistant Registrar of Titles

# PLAN OF SUBDIVISION

Plan Number  
**PS 711367P**



ENLARGEMENT No.1  
NOT TO SCALE

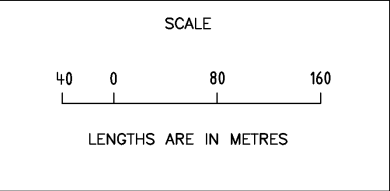
LIVINGSTON - 5B

**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  
Tel 03) 9699 1400 Fax 03) 9699 5992



ORIGINAL	SCALE
SCALE	SHEET SIZE
1:4000	A3



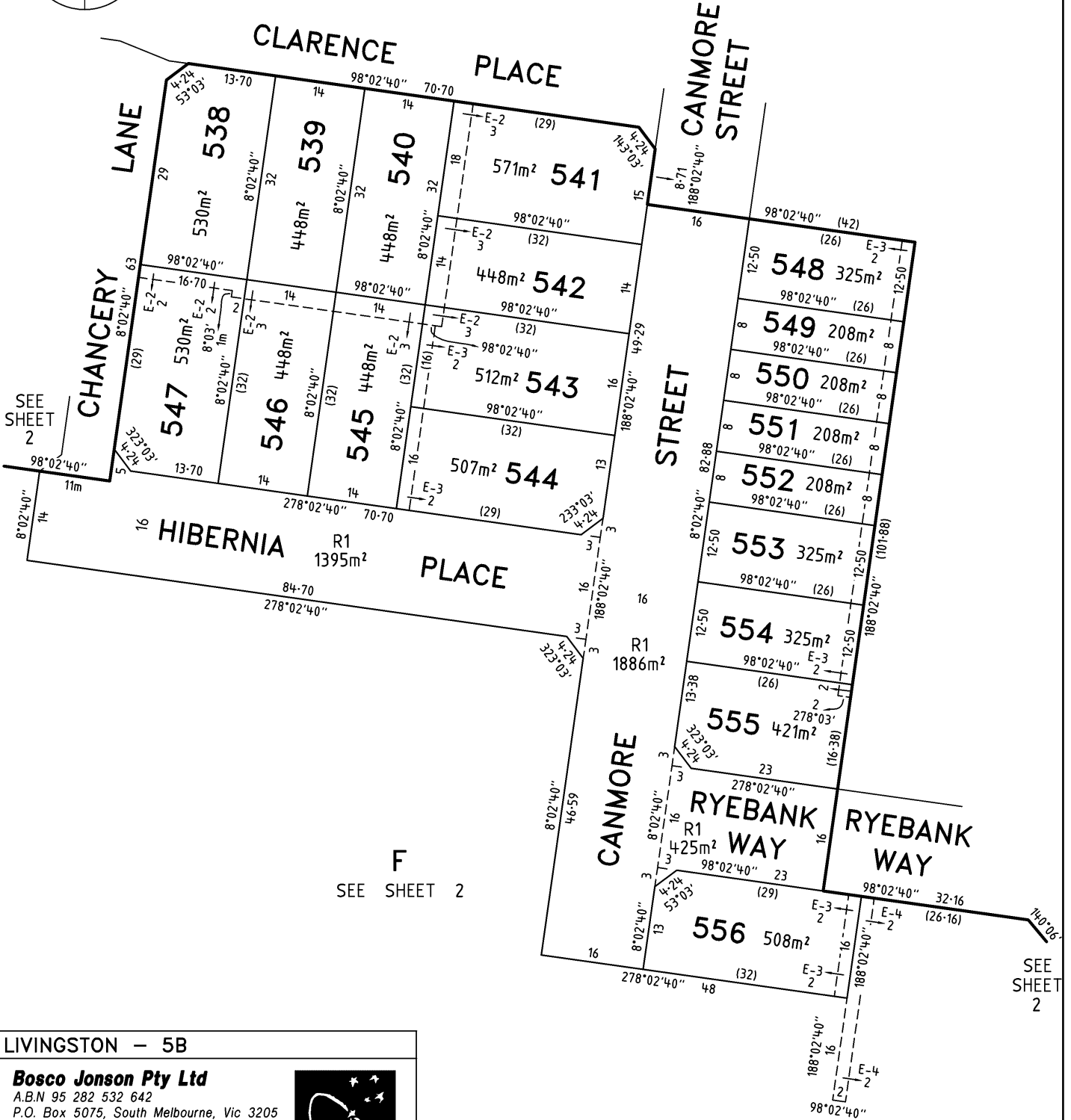
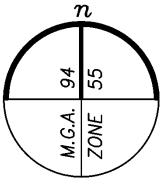
LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS  
SIGNATURE DIGITALLY SIGNED DATE / /  
REF 28259053 29/01/14 VERSION E  
DWG 2825905AE

Sheet 2

Signed by Council: Casey City Council, Council Ref: SubA00019/13, Original Certification: 25/07/2013, Recertification: 21/03/2014, S.O.C.: 13/05/2014

# PLAN OF SUBDIVISION

Plan Number  
**PS 711367P**



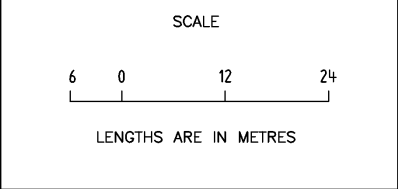
LIVINGSTON – 5B

**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  
Tel 03) 9699 1400 Fax 03) 9699 5992



ORIGINAL  
SCALE  
1:600  
SHEET SIZE  
A3



LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS  
SIGNATURE DIGITALLY SIGNED DATE / /  
REF 28259053 29/01/14 VERSION E  
DWG 2825905AE

Sheet 3

# PLAN OF SUBDIVISION

Plan Number  
**PS 711367P**

## CREATION OF RESTRICTION

The following restriction is to be created upon registration of Plan of Subdivision No. PS711367P 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
538	539, 547
539	538, 540, 546
540	539, 541, 542, 545
541	540, 542
542	540, 541, 543
543	542, 544, 545
544	543, 545
545	540, 543, 544, 546
546	539, 545, 547
547	538, 546
548	549
549	548, 550
550	549, 551
551	550, 552
552	551, 553
553	552, 554
554	553, 555
555	554
556	555

## 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 8;
- (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 8, without further written consent from the Responsible Authority;

#### 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;

#### 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 8;
- (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 – 5B

### **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  
Tel 03) 9699 1400 Fax 03) 9699 5992

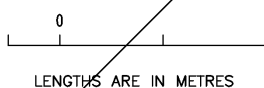


continued.

ORIGINAL

SCALE

SCALE SHEET SIZE  
A3



LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS

SIGNATURE DIGITALLY SIGNED DATE / /

REF 28259053 29/01/14 VERSION E  
DWG 2825905AE

Sheet 4

# PLAN OF SUBDIVISION

Plan Number  
**PS 711367P**

## 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 – 5B

#### **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  
Tel 03) 9699 1400 Fax 03) 9699 5992



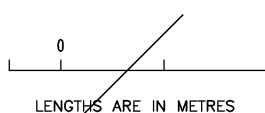
continued.

ORIGINAL

SCALE

Sheet 5

SCALE SHEET SIZE  
A3



LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS

SIGNATURE DIGITALLY SIGNED DATE / /

REF 28259053 29/01/14 VERSION E  
DWG 2825905AE

# PLAN OF SUBDIVISION

Plan Number  
**PS 711367P**

## 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 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;

## 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 8;

## 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 – 5B

### 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  
Tel 03) 9699 1400 Fax 03) 9699 5992



continued.

ORIGINAL	SCALE		Sheet 6
SCALE	SHEET SIZE	LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS	
	A3	SIGNATURE . . . . . DIGITALLY SIGNED . . . . . DATE / /	
	LENGTHS ARE IN METRES	REF 28259053	
		DWG 2825905AE	29/01/14 VERSION E

# PLAN OF SUBDIVISION

Plan Number  
**PS 711367P**

## 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 8 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 – 5B


#### **Bosco Jonson Pty Ltd**

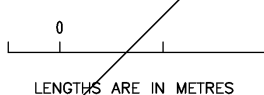
A.B.N 95 282 532 642  
 P.O. Box 5075, South Melbourne, Vic 3205  
 16 Eastern Road South Melbourne  
 Vic 3205 Australia  
 Tel 03) 9699 1400 Fax 03) 9699 5992



ORIGINAL

SCALE

SCALE SHEET SIZE  
 A3



LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS  
 SIGNATURE . . . . . DIGITALLY SIGNED . . . . . DATE / /  
 REF 28259053  
 DWG 2825905AE 29/01/14 VERSION E

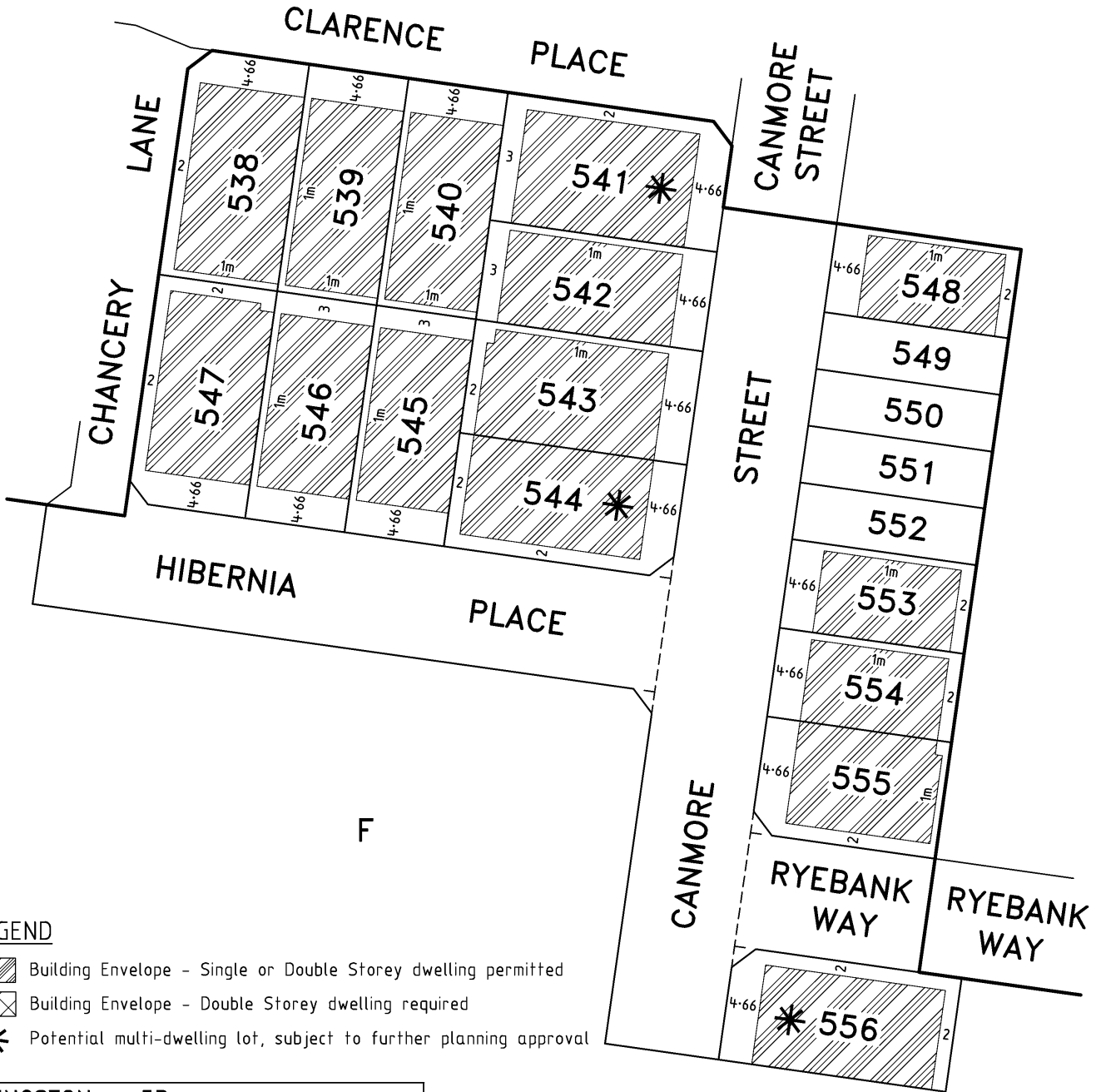
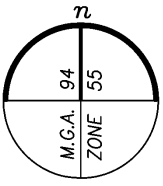
Sheet 7



# PLAN OF SUBDIVISION

Plan Number  
**PS 711367P**

## CREATION OF RESTRICTION SCHEDULE



### LEGEND

- Building Envelope - Single or Double Storey dwelling permitted
- Building Envelope - Double Storey dwelling required
- Potential multi-dwelling lot, subject to further planning approval

### LIVINGSTON - 5B

#### 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  
Tel 03) 9699 1400 Fax 03) 9699 5992



#### NOTE

THE BUILDING ENVELOPES OF LOTS 543, 547 & 555 ARE PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 3

ORIGINAL		SCALE		LIVINGSTON - 5B		Sheet 8	
SCALE	SHEET SIZE	6 0 12 24		LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS			
1:600	A3	LENGTHS ARE IN METRES		SIGNATURE . . . . . DATE / /			
				REF 28259053			
				DWG 2825905AE		29/01/14 VERSION E	



**Plan of Subdivision PS711367P**  
**Certifying a New Version of an Existing Plan (Form 11)**

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S031799E  
Plan Number: PS711367P  
Responsible Authority Name: Casey City Council  
Responsible Authority Reference Number 1: SubA00019/13  
Surveyor's Plan Version: E

**Certification**

This plan is certified under section 11 (7) of the Subdivision Act 1988  
Date of original certification under section 6: 25/07/2013

**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 at Certification

Digitally signed by Council Delegate: Michele Annette Scarlett  
Organisation: Casey City Council  
Date: 21/03/2014