

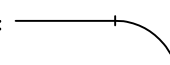
PLAN OF SUBDIVISION

LV use only
EDITION

Plan Number
PS 721478X

Location of Land
Parish: CRANBOURNE
Township: -
Section: -
Crown Allotment: -
Crown Portion: 18 (PART)
Title Reference: VOL 11535 FOL 119
Last Plan Reference: PS721475E LOT J
Postal Address: BERWICK-CRANBOURNE ROAD
(at time of subdivision) CRANBOURNE EAST 3977
MGA 94 Co-ordinates E 351 030 Zone: 55
(of approx. centre of land in plan) N 5 779 570

Council Name: CASEY CITY COUNCIL
Council Ref:

Vesting of Roads and/or Reserves		Notations	
Identifier	Council/Body/Person	Staging	
ROAD R1	CASEY CITY COUNCIL	This is is not a staged subdivision Planning Permit No. PInA00245/12 Depth Limitation DOES NOT APPLY Survey This plan is/ is not based on survey BP2495W This survey has been connected to permanent marks no(s) 89, 151, 163, 169, In Proclaimed Survey Area No. 52 179, 275 & NIRVANA PARK TRIG TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 700 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN EASEMENTS E-3, E-5 AND E-6 HAVE BEEN OMITTED FROM THIS PLAN AREA OF LAND SUBDIVIDED - 4.198ha	
RESERVE No.1	CASEY CITY COUNCIL		
RESERVE No.2	AUSNET ELECTRICITY SERVICES PTY LTD (ABN 91 064 651 118)		

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 E-1	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION	
E-2 E-2	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS711366R PS711366R	CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION	
E-4 E-4	SEWERAGE SUPPLY OF WATER THROUGH UNDERGROUND PIPES	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	SOUTH EAST WATER CORPORATION SOUTH EAST WATER CORPORATION	
E-7	SEWERAGE	SEE DIAG	C/E AJ863799G	SOUTH EAST WATER CORPORATION	

LIVINGSTON - 7
67 LOTS

Bosco Jonson Pty Ltd
A.B.N 15 169 138 827
P.O. Box 5075, South Melbourne, Vic 3205
16 Eastern Road South Melbourne
Vic 3205 Australia
Tel 03) 9699 1400 Fax 03) 9699 5992



LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS

SIGNATURE DIGITALLY SIGNED DATE / /

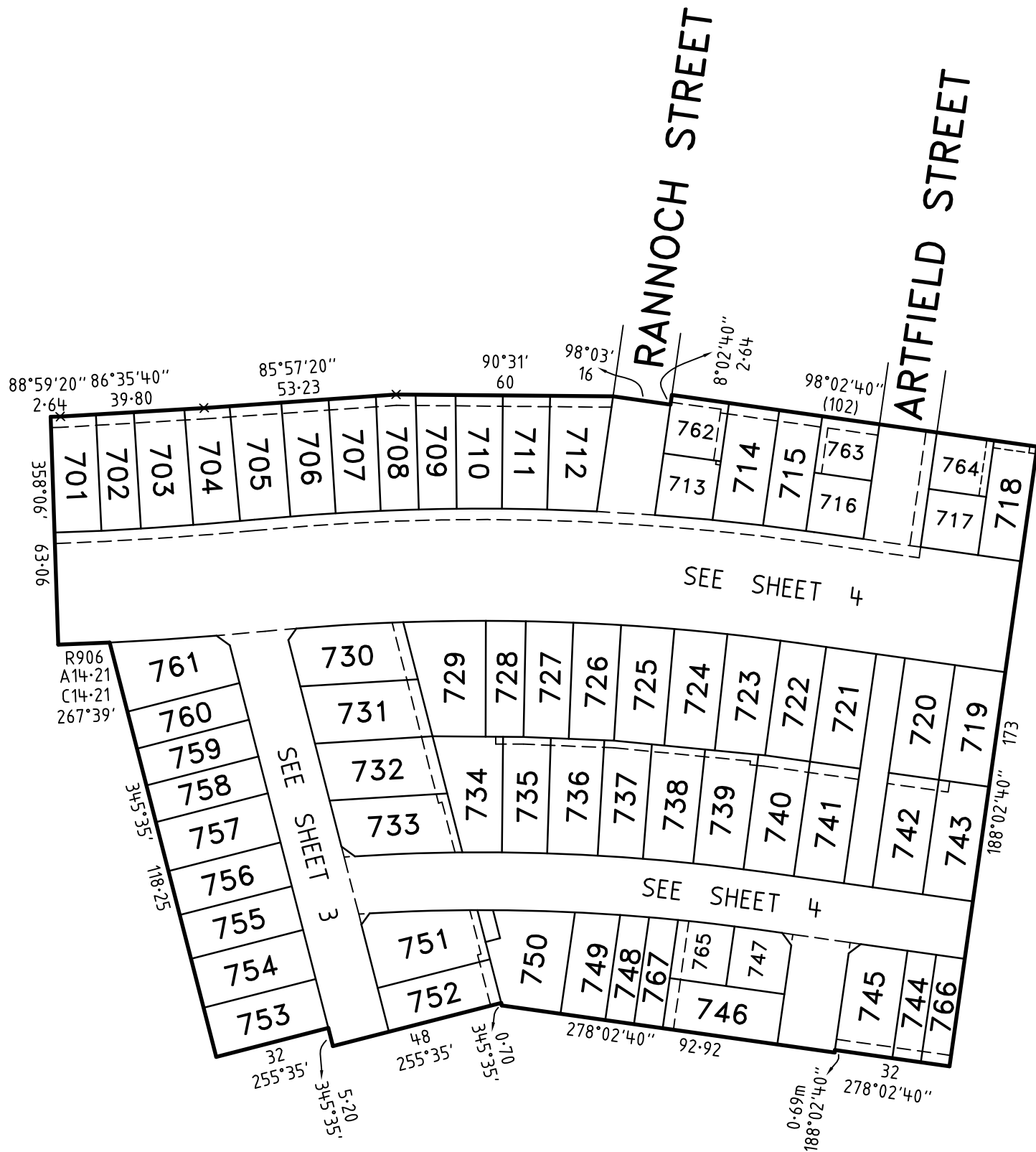
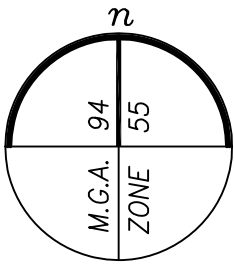
REF 26605073 20/05/15 VERSION P
DWG 2660507AP

Sheet 1 of 14 sheets
Original sheet size A3

PLAN OF SUBDIVISION

Plan Number

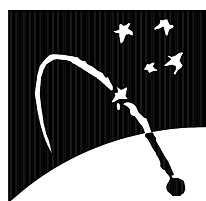
PS 721478X



LIVINGSTON - 7

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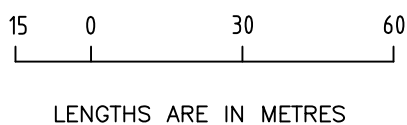
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ORIGINAL

SCALE

SCALE SHEET SIZE
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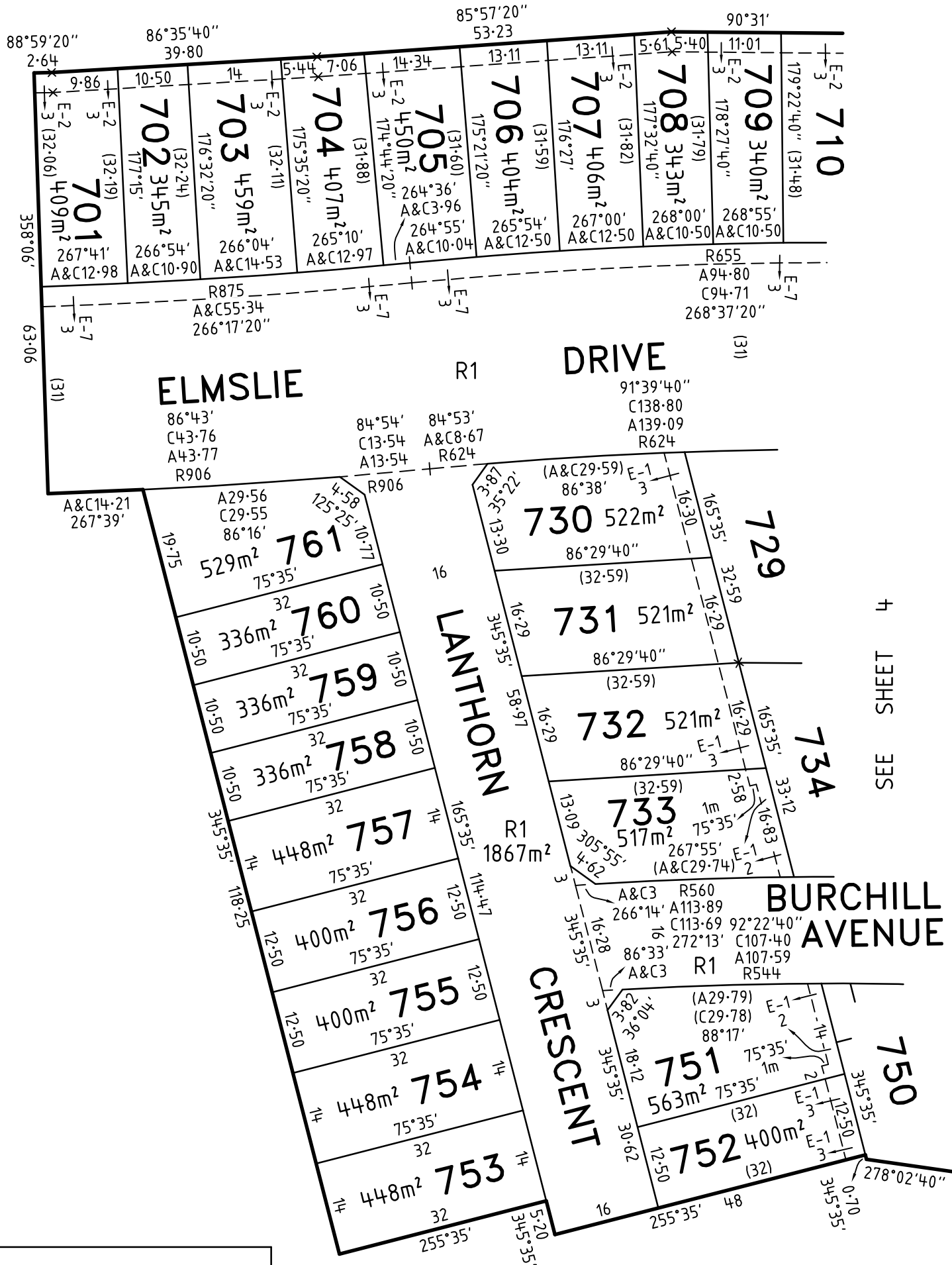
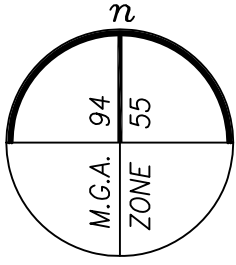
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 DWG 2660507AP

Sheet 2

PLAN OF SUBDIVISION

Plan Number

PS 721478X

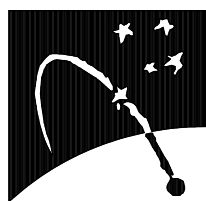


4 SHEET SEE

LIVINGSTON - 7

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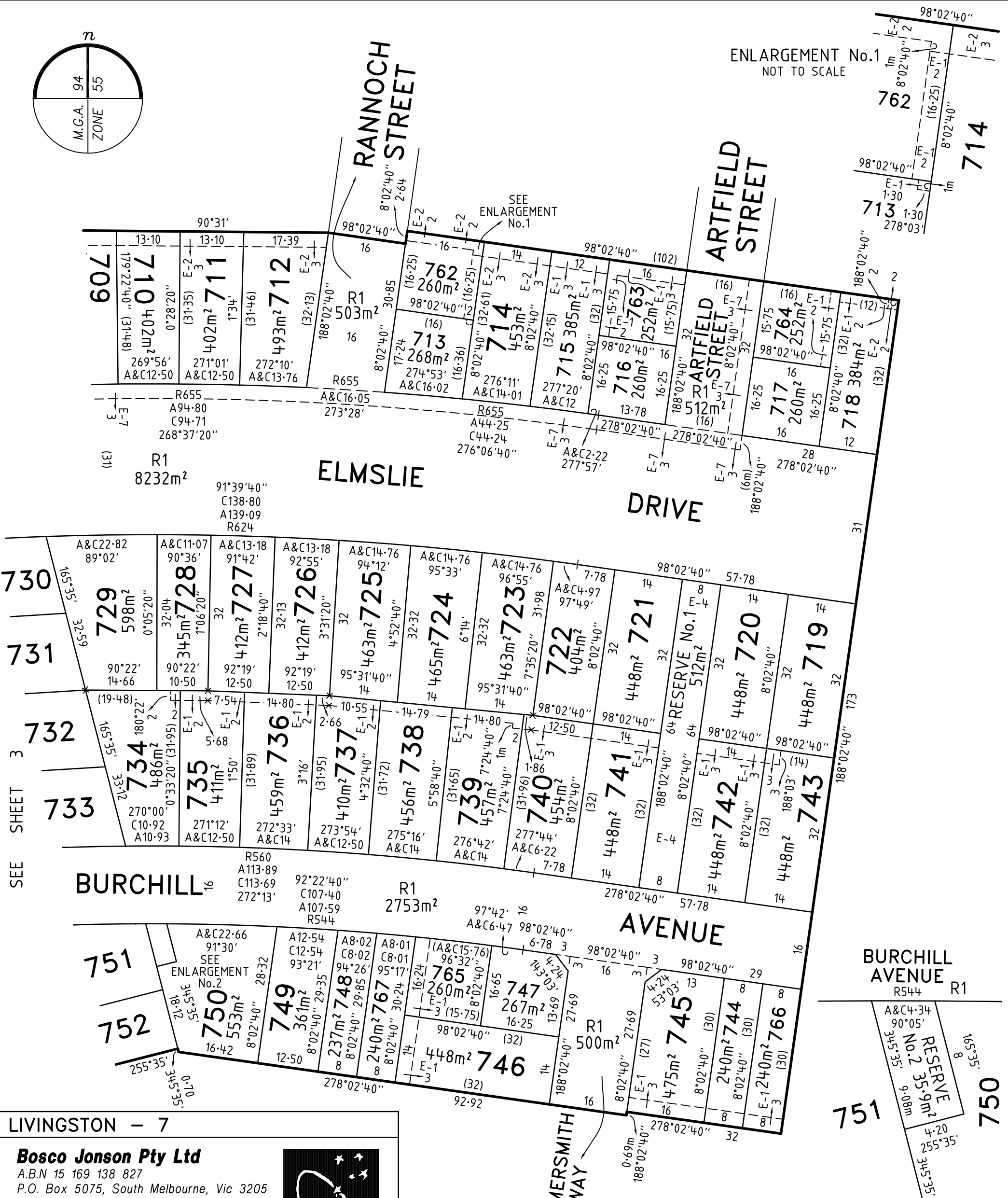
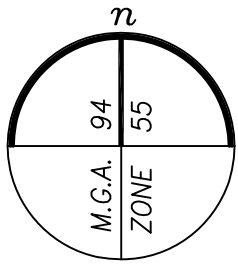


ORIGINAL		SCALE		Sheet 3	
SCALE	SHEET SIZE	<p>LENGTHS ARE IN METRES</p>		LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS SIGNATURE DATE / / REF 26605073 20/05/15 VERSION P DWG 2660507AP	
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PLAN OF SUBDIVISION

Plan Number

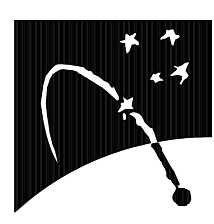
PS 721478X



SEE SHEET 3

LIVINGSTON - 7

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ENLARGEMENT No.2
NOT TO SCALE

ORIGINAL	SCALE	LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS	Sheet 4
SCALE 1:750	SHEET SIZE A3	SIGNATURE DATE / /	
	7.5 0 15 30 LENGTHS ARE IN METRES	REF 26605073 DWG 2660507AP	
		20/05/15 VERSION P	

PLAN OF SUBDIVISION

Plan Number

PS 721478X

CREATION OF RESTRICTION 1

The following restriction is to be created upon registration of Plan of Subdivision No. PS721478X 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
701	702
702	701, 703
703	702, 704
704	703, 705
705	704, 706
706	705, 707
707	706, 708
708	707, 709
709	708, 710
710	709, 711
711	710, 712
712	711
714	713, 715, 762
715	714, 716, 763
718	717, 764
719	720, 743
720	719, 742
721	722, 741
722	721, 723, 740

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
723	722, 724, 739, 740
724	723, 725, 738, 739
725	724, 726, 737, 738
726	725, 727, 736, 737
727	726, 728, 735, 736
728	727, 729, 734, 735
729	728, 730, 731, 734
730	729, 731
731	729, 730, 732
732	731, 733, 734
733	732, 734
734	728, 729, 732, 733, 735
735	727, 728, 734, 736
736	726, 727, 735, 737
737	725, 726, 736, 738
738	724, 725, 737, 739
739	723, 724, 738, 740
740	722, 723, 739, 741
741	721, 740

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
742	720, 743
743	719, 742
745	744
746	747, 765, 767
749	748, 750
750	749, 751, 752
751	750, 752
752	750, 751
753	754
754	753, 755
755	754, 756
756	755, 757
757	756, 758
758	757, 759
759	758, 760
760	759, 761
761	760

DESCRIPTION OF RESTRICTION

RESTRICTION A

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

Buildings

- (a) build or allow to be built on a Lot more than one dwelling other than those Lots identified as a multi-dwelling Lot on the attached building envelope plans on sheets 9 and 10;
- (b) build or allow to be built a dwelling house which does not include fittings and connections to the South East Water recycled pipeline, as specified by South East Water, to allow toilet flushing and garden irrigation for any of the land contained in the Plan of Subdivision;
- (c) build or allow to be built a dwelling on a lot abutting reserves which does not have at least one habitable room window oriented towards the reserve at each level;

Building Envelopes

- (d) construct any building or other structure on the Lot that is outside the building envelope plans on sheets 9 and 10, 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 sheets 9 and 10;
- (h) The restrictions specified in paragraphs (a) to (f) above (inclusive) shall cease to burden any Lot on the Plan of Subdivision with effect from 25 years from the date of registration;

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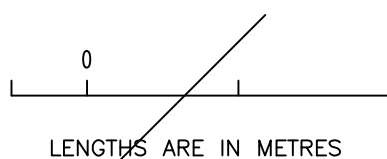


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ORIGINAL

SCALE

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REF 26605073 20/05/15 VERSION P
 DWG 2660507AP

Sheet 5

PLAN OF SUBDIVISION

Plan Number

PS 721478X

CREATION OF RESTRICTION 1 (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:

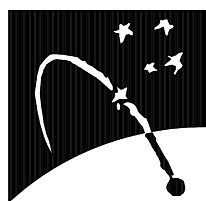
Design Guidelines

- (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;

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continued.

ORIGINAL	SCALE		Sheet 6
SCALE	SHEET SIZE	LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS	
	A3	SIGNATURE DIGITALLY SIGNED DATE / /	
		REF 26605073	
		DWG 2660507AP	20/05/15 VERSION P

PLAN OF SUBDIVISION

Plan Number

PS 721478X

CREATION OF RESTRICTION 1 (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 sheets 9 and 10;

Garage

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

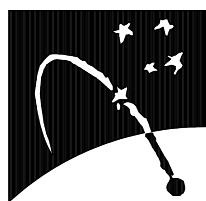
Design Plans

- (dd) enter into any unconditional domestic building contract with a Builder, commence, carry out, erect, construct, permit or alter any development on the Lot without the applicable plans and specifications (including floor plans and elevations and finishes schedules) being first prepared and submitted to and approved by Livingston and then only in compliance with any condition (consistent with any restrictions affecting the Lot) imposed by Livingston in respect of that approval;

LIVINGSTON – 7

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ORIGINAL		SCALE		Sheet 7	
SCALE	SHEET SIZE	<p>LENGTHS ARE IN METRES</p>		LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS SIGNATURE DIGITALLY SIGNED DATE / / REF 26605073 20/05/15 VERSION P DWG 2660507AP	

PLAN OF SUBDIVISION

Plan Number

PS 721478X

CREATION OF RESTRICTION 1 (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:

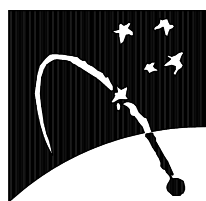
- (a) construct, erect or allow construction or erection of any dwelling or garage or any part of any dwelling or garage encroaching in whole or in part outside the building envelope on sheets 9 and 10 unless it is:
 - (i) an encroachment by eaves, balconies, bay windows, open verandas, porticos or pergolas by no more than 1.5m into the front setback where that setback is greater than 4m;
 - (ii) an encroachment by eaves, balconies, bay windows, open verandas, porticos or pergolas by no more than 0.6m into the side setback.
- (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 - 7

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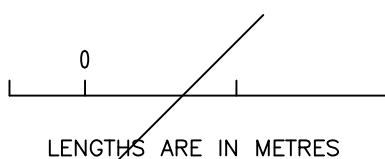
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ORIGINAL

SCALE

SCALE
SHEET
SIZE
A3



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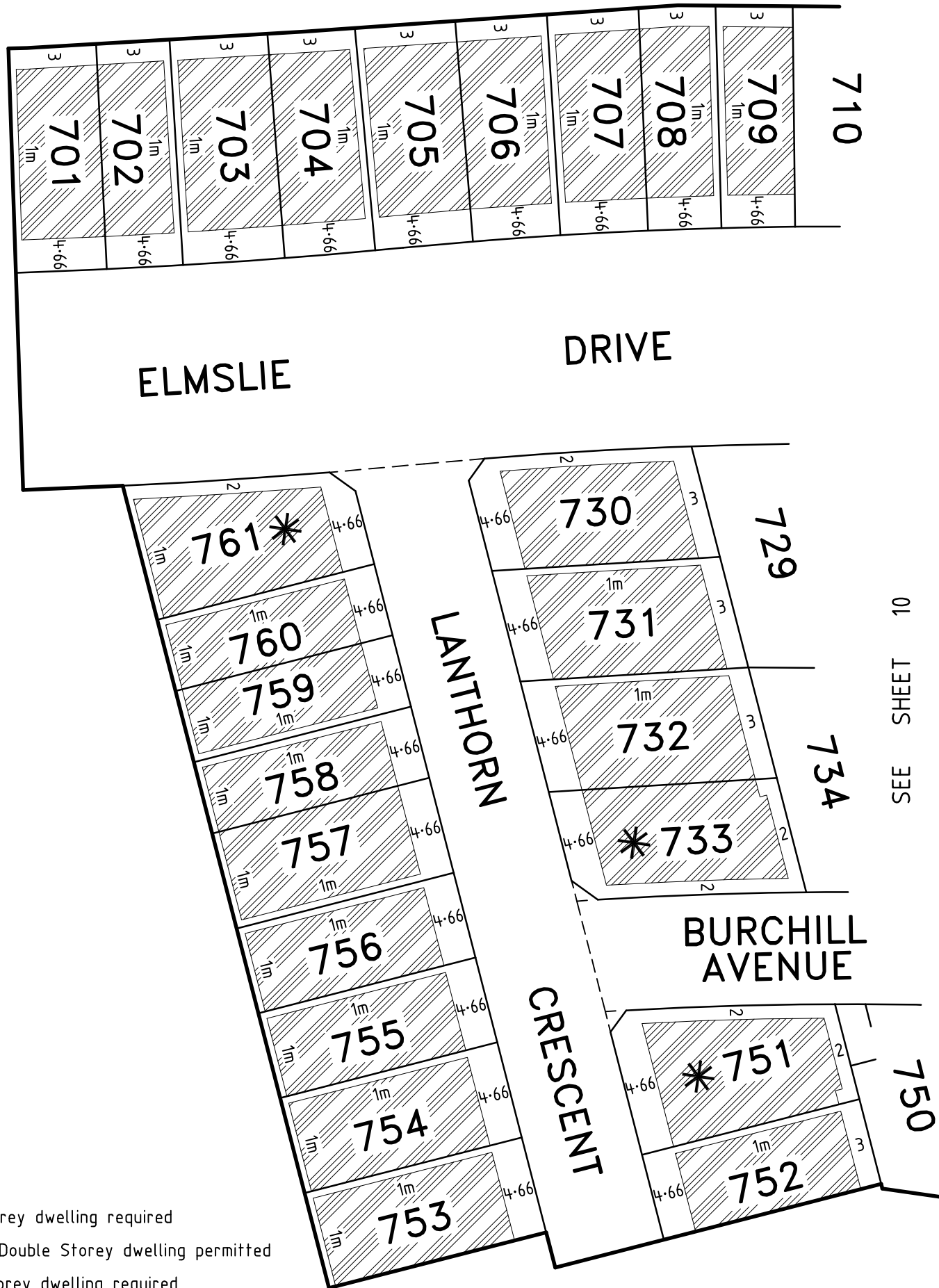
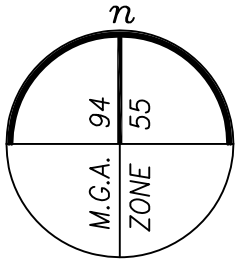
Sheet 8

PLAN OF SUBDIVISION

Plan Number





PS 721478X

CREATION OF RESTRICTION 1 SCHEDULE



SEE SHEET 10

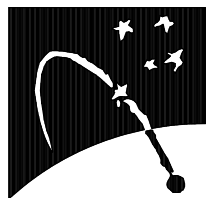
LEGEND

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

LIVINGSTON - 7

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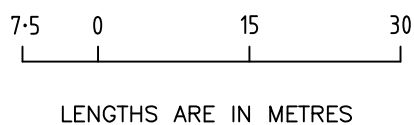
NOTE

THE BUILDING ENVELOPES OF LOTS 733 AND 751 ARE PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 3

ORIGINAL

SCALE

SCALE SHEET SIZE
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DWG 2660507AP

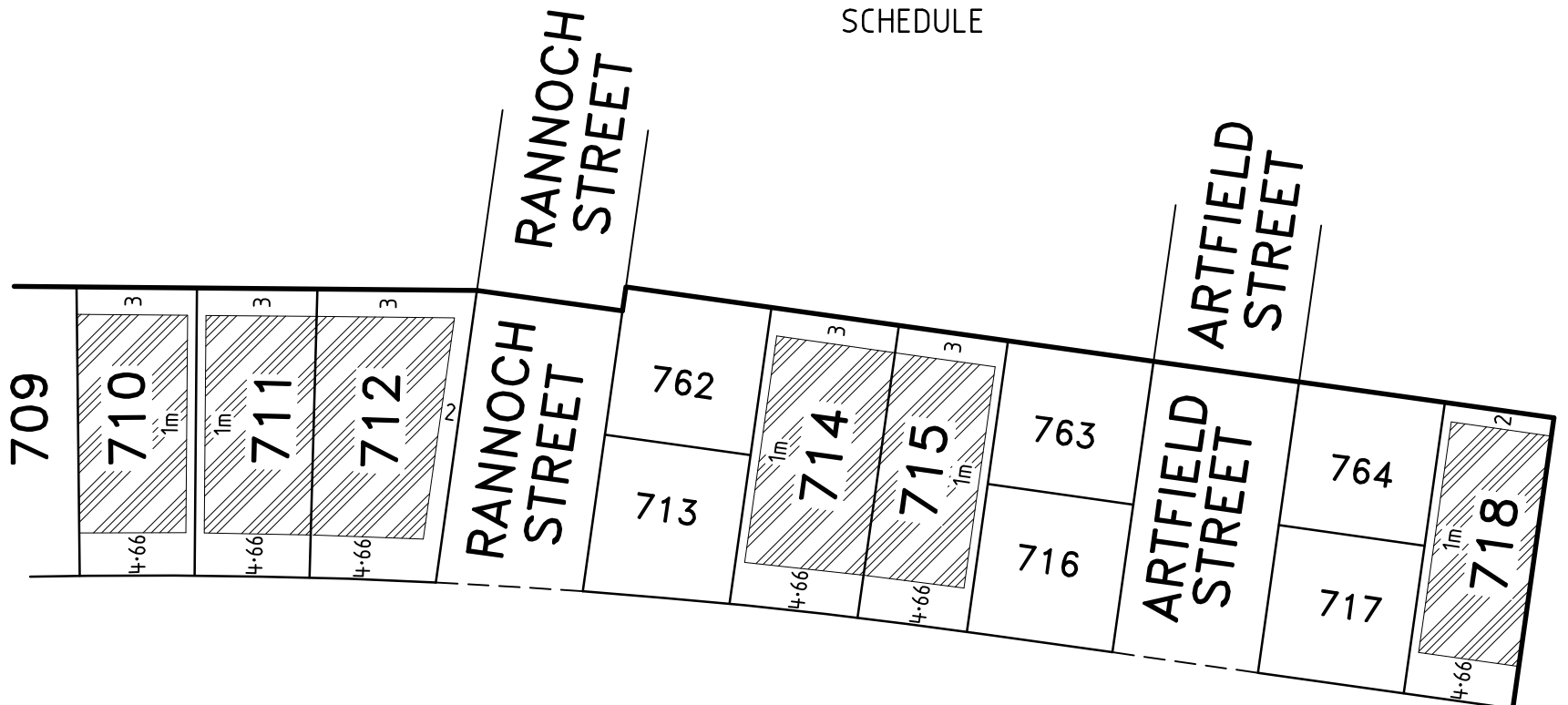
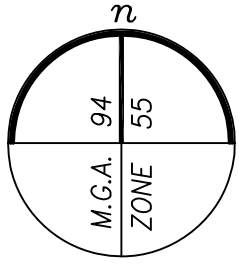
Sheet 9

PLAN OF SUBDIVISION

Plan Number

PS 721478X

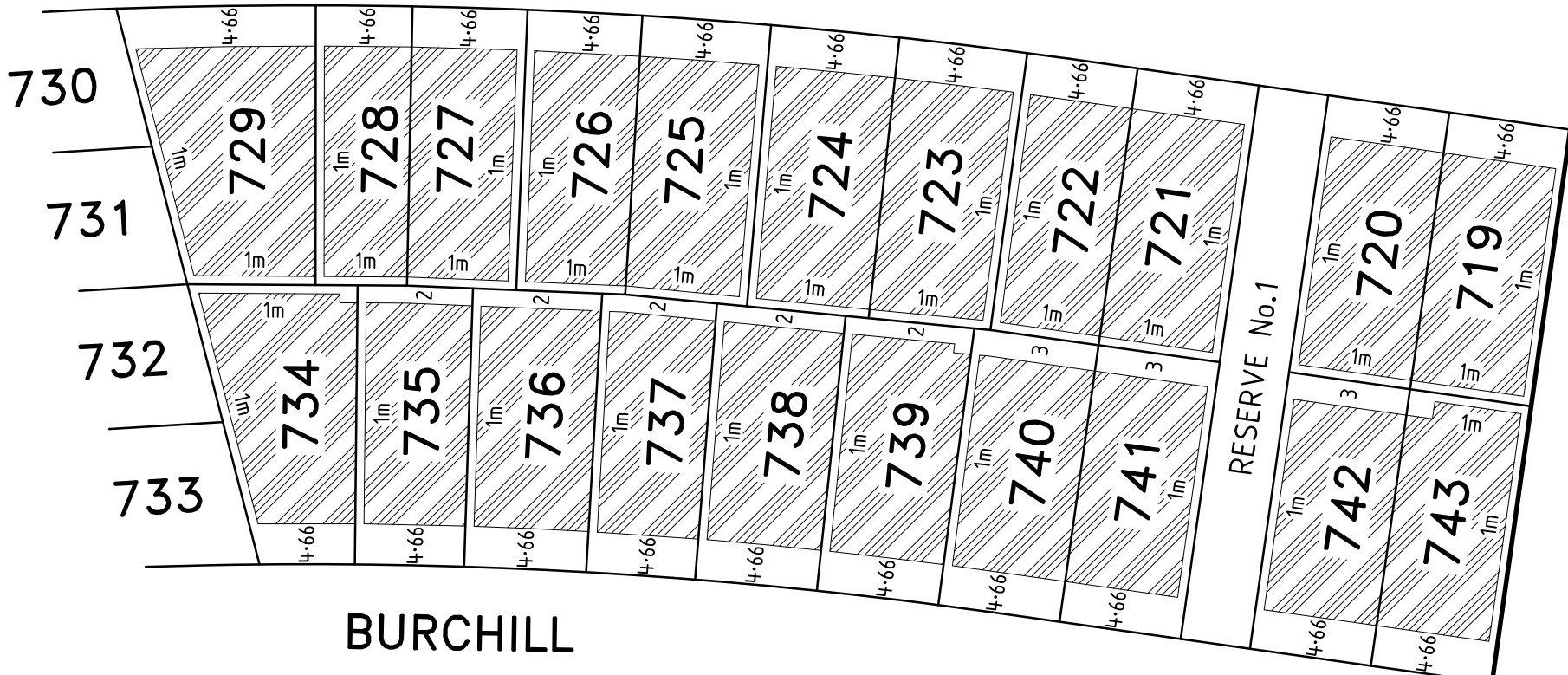
CREATION OF RESTRICTION 1
SCHEDULE



ELMSLIE

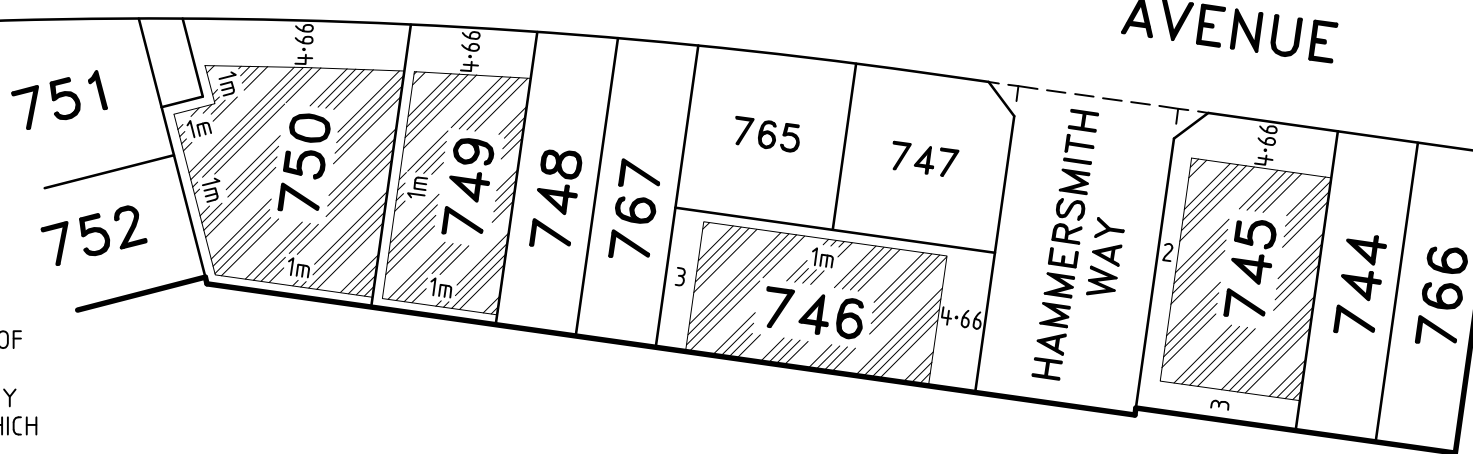
DRIVE

SEE SHEET 9



BURCHILL

AVENUE



NOTE
THE BUILDING ENVELOPES OF LOTS 734, 739 AND 743 ARE PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 4

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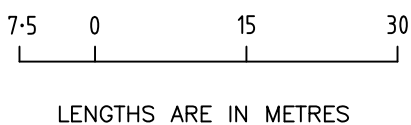
LEGEND

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

ORIGINAL

SCALE

SCALE SHEET SIZE
1:750 A3



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Sheet 10

PLAN OF SUBDIVISION

Plan Number

PS 721478X

CREATION OF RESTRICTION 2

The following restriction is to be created upon registration of Plan of Subdivision No. PS721478X 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
713	714, 762
716	715, 763
717	718, 764
747	746, 765
762	713, 714
763	715, 716
764	717, 718
765	746, 747, 767

DESCRIPTION OF RESTRICTION

RESTRICTION D

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

Design Guidelines

- (a) build or allow to be built on the Lot any building other than a building that has been approved by Peet or the Livingston Design Review Panel in accordance with the Livingston Design Guidelines.

Building Envelopes

- (b) except with the written consent of the Casey City Council, construct, erect or allow construction or erection of any dwelling or garage or any part of any dwelling or garage encroaching in whole or in part outside the area indicated by the building envelopes as shown on the Building Envelope Plan at sheets 12 and 13 and profile diagrams on PS721478X of the Plan of Subdivision unless it is an encroachment by eaves, balconies, bay windows, open verandas, porches, porticos or pergolas by no more than 1.5 metres into the front setback to a maximum height of 6.9 metres and by no more than 1.0 metre into the side setback to a maximum height of 6.9 metres.

Design Plans

- (c) build or allow to be built any building with a height exceeding 9 metres unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 7.5 degrees or more, in which case the maximum building height should not exceed 10 metres.
- (d) build or allow to be built a garage and/or carport which is set back between 3 metres and 5 metres of the front boundary.
- (e) build or allow to be built a dwelling with a private open space area of less than 25 square metres and a width of less than 3 metres to the side or rear of the dwelling.
- (f) build or allow to be built a dwelling house together with the usual outbuildings which exceed total site coverage of 70 percent.
- (g) enter into any unconditional domestic building contract with a Builder, commence, carry out, erect, construct, permit or alter any development on the Lot without the applicable plans and specifications (including floor plans and elevations and finishes schedules) being first prepared and submitted to and approved by Livingston and then only in compliance with any condition (consistent with any restrictions affecting the Lot) imposed by Livingston in respect of that approval.

Expiry

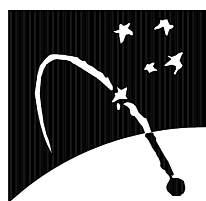
- (h) the restrictions in paragraphs a) and g) shall cease to burden any lot on the Plan of Subdivision with effect from 10 years from the date of registration.
- (i) the restrictions in paragraphs b), c), d), e) and f) shall cease to burden any Lot on the Plan of Subdivision after the issue of a certificate of occupancy for the whole dwelling on the Lot.

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.

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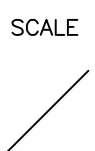
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 Vic 3205 Australia
 Tel 03) 9699 1400 Fax 03) 9699 5992

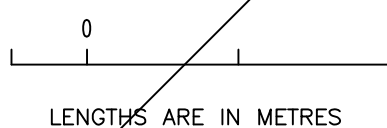


continued.

ORIGINAL

SCALE

SCALE SHEET SIZE
 A3

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 LENGTHS ARE IN METRES

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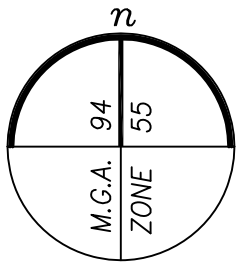
REF 26605073 20/05/15 VERSION P
 DWG 2660507AP

Sheet 11

PLAN OF SUBDIVISION

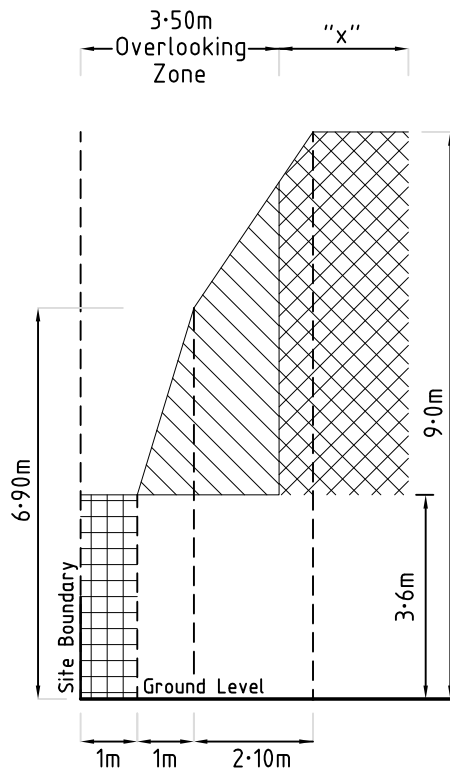
Plan Number

PS 721478X

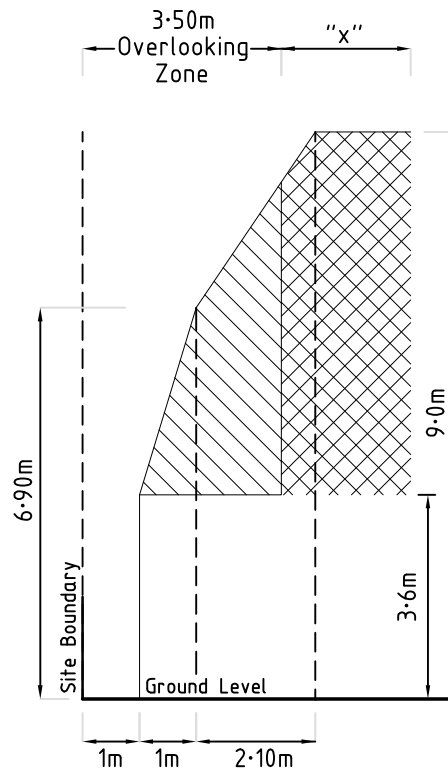


CREATION OF RESTRICTION 2 (CONTINUED) SCHEDULE

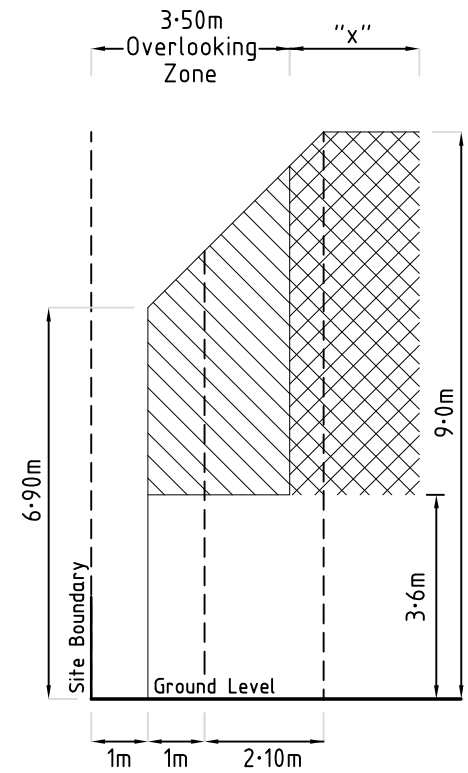
PROFILE DIAGRAMS NOT TO SCALE



Side/Rear Setbacks A

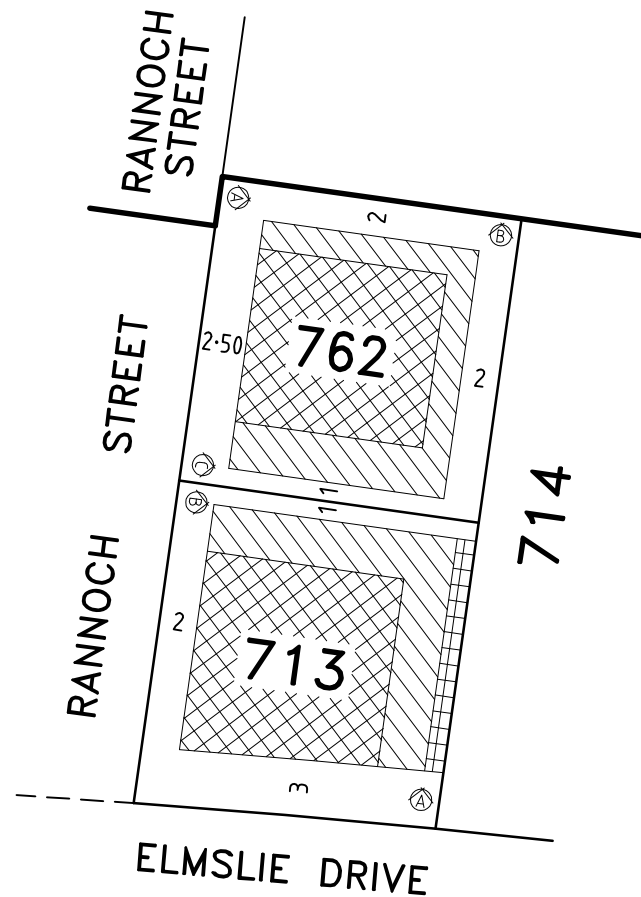


Side/Rear Setbacks B






Side/Rear Setbacks C

BUILDING ENVELOPES SCALE 1:400



LEGEND

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

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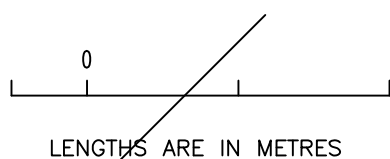
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ORIGINAL

SCALE

SCALE
SHEET SIZE
A3



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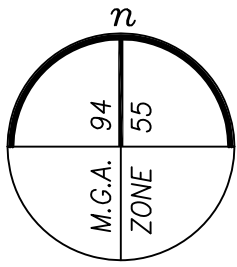
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DWG 2660507AP

Sheet 12

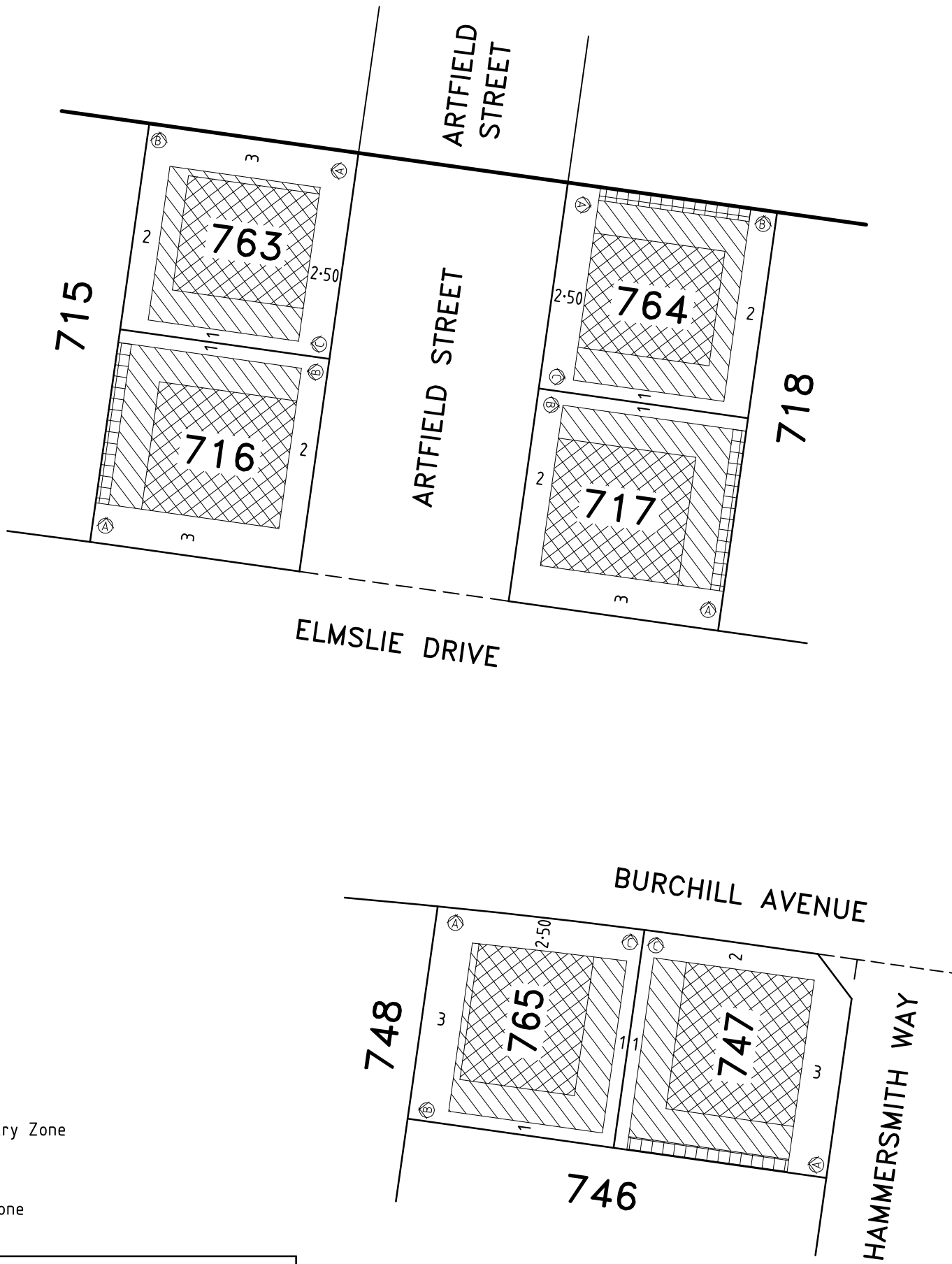
PLAN OF SUBDIVISION

Plan Number
PS 721478X






CREATION OF RESTRICTION 2 (CONTINUED) SCHEDULE

BUILDING ENVELOPES
SCALE 1:400



LEGEND

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

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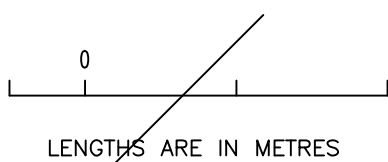
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ORIGINAL

SCALE

SCALE
SHEET SIZE
A3



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DWG 2660507AP

Sheet 13

PLAN OF SUBDIVISION

Plan Number

PS 721478X

CREATION OF RESTRICTION 3

The following restriction is to be created upon registration of Plan of Subdivision No. PS721478X 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
744	745, 766
748	749, 767
766	744
767	746, 748, 765

DESCRIPTION OF RESTRICTION

RESTRICTION E

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

Buildings

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

Design Guidelines

- (b) build or allow to be built a dwelling house which is not constructed:
- (i) cabled and equipped with optic fibre cabling in accordance with the NBN Co In-Home Wiring Guide or as otherwise specified by NBN Co from time to time;
- (c) allow sheets, blankets or similar materials for which window furnishing is not their primary use, after three months of occupancy;
- (d) allow any plant or machinery or any recreation vehicle or commercial motor vehicle, (including without limitation a caravan, boat, box trailer, boat trailer, and car trailer but excluding motor cycle, motor car, motor station wagon or utility or four wheel drive car registered for use on a highway) to be left or parked on the street or on the lot between the building line and the front boundary or on the nature strip or footpath;
- (e) erect, permit or allow to be erected or to remain erected on the lot any advertisement, hoarding, sign or similar structure and will not permit the lot or any building or buildings constructed thereon to be used for the display of any advertisement, sign or notice provided that this restriction shall not prevent the erection of a signboard that the lot is for sale and shall not prevent the display of the nameplate or light of any medical practitioner, dentist, legal practitioner or other such professional trade or business nameplate;
- (f) allow any building materials to be delivered or stored on the nature strip or anywhere else outside the title boundary of the lot upon which the dwelling house is being constructed and allow any rubbish to remain unsecured on the lot;

Expiry

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

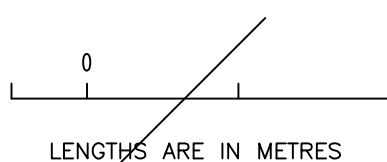
LIVINGSTON – 7**Bosco Jonson Pty Ltd**

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ORIGINAL

SCALE

SCALE
SHEET
SIZE
A3

Sheet 14

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